

**Ansafone**  
LET ANSAFONE ANSWER YOUR PHONE  
From only  
**£1.50 per week**  
19 Upper Brook Street, London, W1Y 2HS  
**01-629 9232**

# FINANCIAL TIMES

PUBLISHED IN LONDON AND FRANKFURT

Friday September 21 1979

\*\*\*20p

**LONGINES**  
Olympic  
Timing  
1980  
Lake Placid  
Moscow

CONTINENTAL SELLING PRICES: AUSTRIA Sch 25; BELGIUM Fr 25; DENMARK Kr 4.25; FRANCE Fr 3.5; GERMANY DM 2.0; ITALY L 700; NETHERLANDS Fl 2.0; NORWAY Kr 4.25; PORTUGAL Esc 36; SPAIN Ps 60; SWEDEN Kr 3.75; SWITZERLAND Fr 2.0; EIRE 20p

## NEWS SUMMARY

### GENERAL

## Army call for Ulster suprema

Senior British Army officers, worried by a deterioration of security in Ulster and the increasing number of soldiers killed there, are pressing for the appointment of a supreme commander in the Province with overall responsibility for security.

The officers would also like the Army to carry out some of the functions now undertaken by the police. They believe that if security is not improved soon there is a danger of militant Protestants taking matters into their own hands and attacking Catholics. But Ulster Secretary of State Humphrey Atkins appears cool to the idea of a supreme commander, although the officers believe they have the ear of the Prime Minister. **Back Page**

### Russia-Egypt deal

Russia has resumed supplying military equipment to Egypt in an apparent shift in its Middle East policy. Replacement engines have been provided for Egypt's ageing fleet of MIG-21 fighters and for Soviet-built Mi8 helicopters and a number of army lorries have been supplied. **Back Page**

### 'No cash' warning

Environment Secretary Michael Heseltine warned local authority leaders that there would be "no more cash" to finance continuing increases in council spending. Because of increases in staffing levels, he would be asking local authorities to publish quarterly manpower figures. **Page 6**

### Benefits rise

The Government announced increases from November in rent and rate rebates and rent allowances, with extra benefits for people in jobs. The measures are intended to correct the situation in which some people, because of social security and other benefits, are better off when unemployed. **Page 6**

### QE-2 alert

Detectives aided with the liner QE-2 from Southampton after two revolvers and about 100 rounds of ammunition were reported missing from a security locker. They boarded just before the ship left for New York via Cherbourg.

### Report for DPP

Old Bailey Judge Alan King-Hamilton is to refer to the Director of Public Prosecutions a report in The Guardian newspaper about the vetting potential of six alleged anarchists. He described the report as "an outrageous intrusion into the case."

### Dino escapes

Orestes Babouris, 17, the youth known as Dino who evaded a police hunt for six days last month, escaped from a cell at a Lowestoft court where he was appearing on two charges. His freedom was brief. He gave himself up peacefully to two policemen a few hours later.

### Few Euro-voters

Fewer than one in four voters were estimated to have turned out in South-West London for Britain's first European Parliamentary by-election. Results of the poll—caused by the disqualification of the Conservative victor for a technical infringement—will be declared today.

### Briefly...

The Pope ordered an inquiry into complaints by Vatican employees about low wages. Turkish Deputy Premier Farkhan resigned from the Cabinet, saying that the Keenit Government could not lead the country out of its crisis.

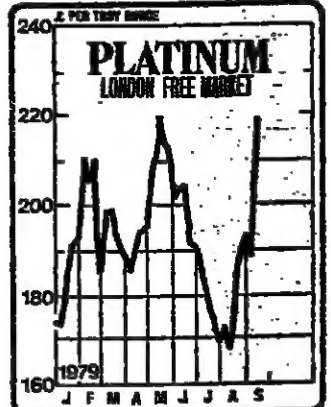
### BUSINESS

## Precious metals touch records

PRECIOUS METALS touched record levels yesterday. GOLD surged ahead in active afternoon trading to close \$13.50 up in London at \$385.50.

SILVER rose early by over 100p to a new peak of 360p on the London Metal Exchange. Prices then eased in nervous trading before rallying to close nearly 80p higher at 775p.

Free market PLATINUM, which has been lagging behind gold and silver, rose sharply by \$30 to a record \$472.50 an ounce.



owner. The sterling price gained £12.05 to £218.50 — just below May's record level. Commodities **Page 31**

DOLLAR fell sharply, and its trade-weighted index dropped to 84.0 from 85.0. STERLING closed 13 cents up at \$2.1610. Its index eased to 68.1 (82.2).

EQUITIES were mixed on fears of a 6% rise in the FT 30-share index and a 2% rise in the FT 100-share index to close at 488.1.

GILTS were nervous and the Government Securities Index closed 0.23 down at 72.01.

WALL STREET was 40.1 up at 881.06 near the close.

DEUTSCHE MARK bonds worth DM 1.32m have been floated in the eurobond market during the past four weeks—the highest figure since last autumn. Eurobonds, **Page 26**

BANK OF ITALY has appointed Dr. Carlo Campi to succeed Dr. Ugo Baffi as governor. He will take over on October 8 after the IMF annual meeting in Belgrade. **Page 2**

LLOYD'S of London has formed a special company to provide emergency management services for underwriting agencies whose syndicates run into trouble. **Back Page**

BRITAIN came under strong pressure from EEC Ministers to increase its proposed North Sea oil production levels between now and 1985 to enable other EEC Governments to restrain their imports. **Back Page**

CAPITAL spending by manufacturing industry fell to £930m between April and June—2 per cent less than the previous quarter. **Page 6**

WILKINSON MATCH directors have voted Mr. Denys Randolph out of his position as chairman after he refused a £210,000 offer to leave the board. Mr. Randolph remains a director. **Back Page**

### COMPANIES

GKN, the motor component, distribution and engineering group, reports a rise in first-half 1979 profits from £42m to £53.5m, but warns that third-quarter profits will be hit by the engineers' dispute. **Page 20 and Lex**

DELTA METAL lifted pre-tax profits to £14m in the first six months to June 30, 1979, against £12.9m in the same period last year. **Page 21 and Lex**

## CHIEF PRICE CHANGES YESTERDAY

(Prices in pence unless otherwise indicated)

RISES		FALLS	
Fisher (J.)	230 + 13	Alkerm Inds.	37 - 3
GKN	262 + 5	Arkwright Metal	270 - 25
Guinness Pear	103 + 6	Bons	132 - 5
Harbors Life	135 + 4	Carpet Int'l.	49 - 2
Irish Distillers	190 + 2		
Gulf Sins. Resources	240 + 30		
Free State Geduld	171 + 1		
Geovine Tin	145 + 5		
Globe and Phoenix	76 + 6		
Impala Plat.	189 + 8		
Manganese	108 + 5		
Middle East Crpn.	31 + 4		
Roads Const.	131 + 20		
Wankie Colliery	62 + 5		
Coppydex	60 - 4		
Dowty	305 - 5		
GUS A	380 - 5		
Hill Samuel Wis.	138 - 8		
House of Fraser	140 - 7		
Ladbroke	178 - 4		
Lex Service	871 - 24		
Marshall (T.) (Loc.)	29 - 3		
News Intl.	158 - 2		
Rothmans Intl.	76 - 4		
Sandeman (G.)	54 - 14		
Stone-Platt	38 - 6		
Television	265 - 27		
Tibbury Contracting	208 - 9		
Unitech	336 - 14		
Wid. Scientific	110 - 12		
Wadkin	113 - 7		
Walker (J.)	75 - 3		
Zetters	1155 - 20		

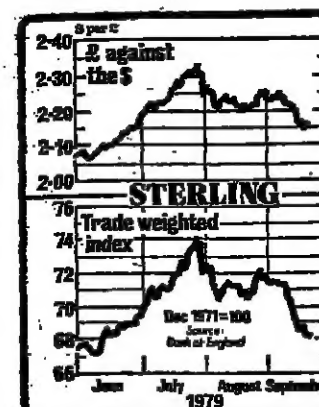
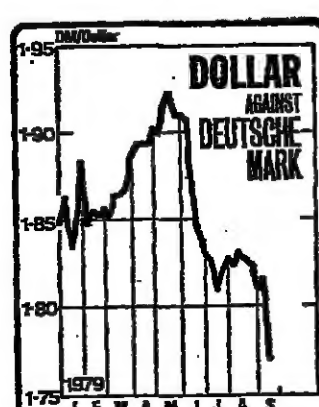
# Dollar falls sharply to below DM 1.80

BY PETER RIDDELL, ECONOMICS CORRESPONDENT

THE DOLLAR yesterday had its worst day on the foreign exchange markets since last autumn. The rate fell sharply against all major currencies following the temporary withdrawal of central bank support. The banks re-appeared in the markets within a few hours, but later intervention only succeeded in slowing the decline, rather than producing a rally, in the face of heavy selling pressure.

The result was that the dollar fell well below DM 1.80 and SwFr 1.60 for the first time since the big support package last November. Until yesterday foreign exchange dealers had believed central bank action was unofficially aimed at keeping the rate at above these levels, as shown, for example, by the narrow trading range of DM 1.81 to DM 1.84 for the past three months.

The U.S. currency closed in Europe at DM 1.7690, only slightly above its low and compared with DM 1.8055 on the previous day. Against the Swiss franc the rate fell from SwFr 1.6220 to SwFr 1.58124. Consequently the trade-weighted index, measuring the value of the dollar against a



basket of other currencies as calculated by the Bank of England, dropped a point to 84.0.

The official view last night in both Bonn and Washington was that there had been no change in the policy of only ironing out fluctuations. This does not, however, explain yesterday's sharp movements. It is possible that the central banks were caught by surprise by the intensity of selling. There may have been an initial reluctance to resist the

pressure after the very large intervention of the last few weeks—as indicated by a DM 3.9bn increase in West Germany's reserves last week. There may also have been a desire to test the temperature of the markets.

A heavy seller seems to have appeared in the U.S. markets late on Wednesday, rumoured to be seeking to dispose of \$500m. The Federal Reserve did not want to absorb this amount and the rate began to fall.

The large order was passed on to the Far Eastern markets. Selling intensified and the rate fell when dealers failed to see any evidence of the central bank support to which they have become accustomed.

These pressures continued in the first two or three hours of European trading and the Bundesbank bought only a small amount at the morning fixing. After the sharp fall in the rate, the central banks re-appeared, though there were varying reports about the scale of intervention. Some dealers said there had been a lot of support after the late morning in order to absorb further big sales.

The markets have been left in a thoroughly confused state. While there are no new influences to depress the dollar there is continuing concern about U.S. inflation as well as speculation ahead of the International Monetary Fund annual meeting in 10 days' time.

The rise in the D-mark against the dollar resulted in considerable strains within the European Monetary System as most other EEC central banks

Continued on Back Page  
Lex, Back Page

## Further 14,000 jobs may go at BL cars

BY ARTHUR SMITH, MIDLANDS CORRESPONDENT

BL CARS' drive a raise plan which could cost 14,000 jobs. In addition to the 25,000 already announced by Michael Edwards, the chairman.

Management has told trade unions that it wants to press ahead with an incentive scheme tabled more than 12 months ago. Under the scheme, workers could earn up to £15 a week more for a 20 per cent improvement in productivity.

Sir Michael is seeking to break through the cycle of low productivity and low pay that has hampered the company for a decade.

He is determined that the painful slimming down operation now proposed should leave the company strong enough to meet foreign competition. The aim is to achieve an annual

output of 950,000 cars and vehicles "during the 1980s".

Management will be challenging existing working methods to seek greater efficiency. A tough line has been taken at Rover, Solihull, where the company has already suffered a two-week strike following its decision to cut the labour force by more than 1,000 and produce as many cars on two assembly lines as were manufactured on three.

More than 900 workers have already accepted redundancy or transferred to other jobs and Rover hopes the shop stewards will agree to resume production after next week's autumn holiday.

The trade unions can be expected to resist plans for an incentive scheme involving further jobs loss at a time when

plant closures and redundancies are being feared.

On the other hand, pressure is building on the shop floor for a large increase under the annual wage review due on November 1. The unofficial shop stewards' combine this week drew up a claim for a 26 per cent rise, involving £24 a week increase for all workers.

Management is likely to point out that in the current crisis, where the very survival of BL is at stake, any increase in wages must be financed through improved efficiency.

There is concern within management that wages and salaries have become uncompetitive in recent years and that it is becoming increasingly difficult to attract skilled labour and staff.

## Standards for bankers

By Michael Lafferty, Banking Correspondent

DEMANDING PERSONAL requirements for the directors and managers of recognised banks and licensed deposit-taking institutions have been appealed out by the Bank of England.

It is the first time the Bank has gone on record in such detail over the standards it demands from the UK banking community.

The requirements are contained in a Handbook of Banking Supervision, parts of which are published today. The move is part of the implementation of the Banking Act 1979. Applications for recognition or a licence under the Act must be submitted to the Bank over the next six months.

On recognised banks, the Bank says it will want to be satisfied "as to the integrity and competence of key personnel." The organisation as a whole will have to observe "the highest professional and ethical standards."

Details, **Page 8**

## Benn rejects Callaghan bid to avoid Labour conference split

BY RICHARD EVANS, LOBBY EDITOR

MR. CALLAGHAN'S attempt to head off a damaging split in the Labour Party over constitutional changes was roundly rejected by Mr. Anthony Wedgwood Benn yesterday. The move makes a confrontation at the party conference inevitable.

But as leading Right-wingers gave Mr. Callaghan full support and argued that the constitutional changes proposed by the Left would turn the Labour Party into "a narrow sectarian and intolerant organisation."

The moderates, from the Manifesto group of MPs and the trade union Campaign for Labour Victory countered Left-wing pressures for reforms by advocating the restructuring of the National Executive Committee to be more representative of the party as a whole.

The scene is thus set, following Mr. Callaghan's doomed attempt to seek a truce, for one of the most significant party conferences in years.

Far from agreeing with the Labour leader's argument that it was essential to postpone constitutional decisions until the proposed party inquiry had studied the issues in depth, Mr. Benn came down unequivocally for immediate action.

### Radio interview

He argued, in a BBC radio interview, that the party should first vote on the proposed changes on the mandatory re-election of MPs, a wider electoral college for choosing a leader and the drafting of the manifesto by party conference, and then have the inquiry into matters requiring further discussion.

Mr. Benn argued that what happened before this year's General Election had brought matters to a head. The manifesto had been drafted at a meeting of 47 people, 20 of whom were nominated by Mr.

Callaghan and that had created a great deal of anxiety. But Mr. Benn denied that the present controversy was a leadership contest. To see it in such a personal light would be "a tragic misrepresentation."

If the changes were made it would clear a log jam that had built up in the Labour Party and would make it more likely that the party would win the next election.

"The way to party unity is to clear the log jam that has developed into excessive patronage by the Parliamentary leadership."

In today's Tribune, Mr. Benn and Mr. Eric Heffer, Left wing MP for Liverpool Walton, writes that the Party could not afford to delay the three key decisions until next year.

"Now is the time to take them, just after an election defeat and the beginning of a new Parliament."

## CONTENTS

Nuclear energy: UK fast reactor technology comes of age	18	Management: Massey Ferguson's overhaul of its executives	12
Politics today: the military in Ulster grows impatient	19	Property: EEC accommodation policies	14
Mexico: uneasy are relations with the United States	4	Lombard: same output for less work, by Anatole Kaletsky	16
Energy review: Greece's plans to survive the oil crisis	9	Around Britain: Kent's first airline	10
		Editorial comment: local authorities, Middle East	18
		Survey: industrial property (inset)	

American News	4	Food Prices	17	Share Information	34-35	World Trade News	4
Appointments	8	Food Companies	28-29	Stock Markets:		INTERIM STATEMENTS	
Arts	17	Leader Page	18	London	32	Croda Ind.	22
Bank Return	21	Letters	19	Wall Street	32	Beta Medel	21
Base Rates	30	Law	38	Bourses	30	Enia IV	26
Commodities	31	Lombard	16	Technical	10	Rio-Tinto Zinc	20
Companies — UK	20-24	Management	12	Today's Events	16	Selection Trust	24
Continental	15	Money & Markets	19	TV and Radio	15	Swire Pacific	24
Enquiries Guide	18	Mining	22	UK News:		ANNUAL STATEMENTS	
European News	26	Money & Finance	23	General	6-8	James Austin Steel	24
European Options	30	Property	14, 15, 25, 29	Labour	22	MPF Furniture	24
FT Actuaries	40	Racing	16	Unit Trusts	23	Alfred Pready	24
				Weather	36	Unitech	24

For latest Share Index phone 01-246 8026

**Everyone can own a Dewar's original**

**Dewar's**

Dewar's the first to bottle the spirit of Scotland



EUROPEAN NEWS

Bundesbank plea for moderation in wage claims

BY JONATHAN CARR IN BONN

THE BUNDESBANK, the West German Central Bank, has joined the Government in appealing for moderation in wage negotiations this winter — and in opposing general tax cuts in 1980.

In its report for September due for release today, the bank leaves no doubt of its anxiety that rising inflation — now at an annual rate of 4.9 per cent — could receive a further push from the wages round.

It notes that part of current inflation comes from abroad — with import prices up by 16 per cent in July at an annual rate — and that is an element for which neither Government nor entrepreneurs are responsible.

The bank adds that even when allowance has been made for inflation, workers' earnings in real terms were 2.5 per cent higher in the second quarter of this year than in the comparable period of 1978.

The underlying message is that the moderation shown by most trade unions in last year's wage round has been paying off. Given a similar attitude this winter, West Germany could overcome the "price hump" caused in part by increased oil costs, and look forward to steady growth and lower inflation in 1980.

Chancellor Helmut Schmidt made similar remarks on wages and price discipline in Bonn earlier this week when he spoke to leading trade unionists and employers. He is reported to have impressed both sides.

But the trade union leadership will find it hard to convince its restive rank and file, particularly those who have already been demanding a special bonus for this year to make up for inflation.

The task will be all the harder if general tax cuts in 1980 are ruled out. The political opposition has constantly demanded such cuts, mainly on the grounds that economic growth will be slackening and additional purchasing power will be needed.

In its report the Bundesbank firmly rejects this view, saying that the real economic growth of 4 per cent this year, which has been hoped for, may even be surpassed. Additional Government revenue should be used to cut the state borrowing requirement, it says.

The Government agrees, despite the obvious attraction of tax cuts as a vote catcher in a general election year. Herr Schmidt has said that only if there were a sharp fallback in the economy, which is not expected, could such cuts be considered.



President Honecker... strong words for West Germany

Honecker sounds arms call

By Leslie Collett in Berlin

THE Warsaw Pact countries must strengthen their defences against NATO, and in particular West Germany, says Herr Erich Honecker, East Germany's President and Communist Party leader.

His call comes at a time of rising Soviet criticism of West Germany for allegedly agreeing to allow new U.S. medium-range nuclear missiles to be based on its territory.

Moscow has also been angered by the West German Defence Ministry's White Paper, presented recently, which speaks of a growing Soviet military threat in Europe.

President Honecker attacked West Germany in the strongest language he has used in years during a visit to a Soviet army base in East Germany.

He told General Yevgeny Ivanovskiy, commander of the 400,000-man Soviet army in East Germany, and assembled Red Army troops, that West Germany "threatens to use the strategic means of NATO from its territory against the Soviet Union."

This proved the "aggressiveness of federal German imperialism," he said, which the Warsaw Pact must "firmly prevent by strengthening the defence capability of our countries."

International tension has increased because "aggressive imperialists" are unable to come to terms with détente, he added.

The President told the thousands of Soviet troops, including missile units, that NATO has replied to the Warsaw Pact's "peace policy" by a "maximum degree of arming."

The pretext, he said, was the same as the alleged threat from the East used by Hitler and Goebbels.

BAFFI'S SUCCESSOR TAKES OVER NEXT MONTH  
Ciampi to head Italian central bank

BY PAUL BETTS IN ROME

DR. CARLO CIAMPI was appointed governor of the Bank of Italy last night in succession to Dr. Paolo Baffi, who has been head of the central bank since 1975. He will take over on October 8 after the International Monetary Fund annual meeting in Belgrade.

The decision was taken at an extraordinary meeting of the central bank's board, which also named Sig. Lamberto Dini, the present executive director for Italy at the IMF, as director-general. This position is equivalent to deputy governor.

Sig. Dini, who is 48, will replace Dr. Ciampi, who has been director-general of the bank since July last year.

The new governor, who is 58, has spent the past 33 years of his working life in the Italian central bank, where he has headed the research department and been a deputy director-general.

His appointment continues the tradition of selecting a new governor from within the bank. Although Dr. Ciampi is generally regarded as an expert in international affairs, any lack of international experience is likely to be made up by Sig. Dini, who has worked with the IMF since 1958.

No sudden change is unlikely in monetary policy, which has been conducted with great skill or by Dr. Baffi.

His appointment could help cool the controversy which has engulfed the central bank during the past six months. This followed the decision of magistrates to charge Dr. Baffi and Sig. Mario Sarcinelli, the bank's joint deputy director-general, in connection with judicial inquiries in the SIR chemical group.

Dr. Baffi has denied all charges and has been increasingly embittered by the controversial judicial initiative. The affair is largely regarded as being politically motivated and aimed at undermining the bank's independence.

Despite expressions of solidarity and confidence, and political pressure to stay on, Dr. Baffi has held firm to his decision announced in May that he would step down by the end of the year.

The most pressing task for the central bank's new directorate—composed of Dr. Ciampi, Sig. Dini and Sig. Mario Sarcinelli and Sig. Persiana Acerbe, both confirmed joint deputy directors-general—will be to restore morale at the bank.

Perhaps the biggest challenge for Dr. Ciampi, however, will be to try to preserve the independence of the bank. Under Dr. Baffi, it successfully remained aloof from the political parties.

The bank has steered the country skilfully out of the 1976 lira crisis and a succession of government crises. Dr. Baffi played a decisive role in the financial rehabilitation of the economy and Italy's successful entry into the European monetary system.

He built up net official reserves to more than \$20bn, but although Italy's external position is still encouraging, figures released yesterday show an overall balance of payments surplus of L.960bn (\$548m) last month and an overall surplus of L.440bn (£1.39bn) in the first eight months of this year. This compares with a surplus of L.430bn (£2.64bn) during the same period last year.

Moscow masters the gold markets

By Anthony Robinson

AS THE world's second largest producer of gold, the Soviet Union has emerged as one of the countries to benefit most from the sharp rise in the gold price. Indeed, it appears to have helped the increase by being both buyer and seller over the last six months.

Soviet gold production is now estimated by western mining sources to be around 400 to 410 tons annually.

Heavy investment in new mines and equipment and new extraction techniques is steadily raising production capacity.

At current prices the value of annual gold output is now around \$4.8bn—roughly the same as the Soviet Union expects to pay out this year for imports of over 30m tons of grain to compensate for a bad harvest.

Over the last two years the Soviet Union is estimated to have sold the equivalent to its annual production, mainly through Zurich but also smaller amounts through Hong Kong.

Soviet gold marketing is surrounded by the deepest secrecy but it is believed that significant quantities of Soviet gold have been sold to Saudi Arabia in recent months.

The volume of Soviet gold sales through the more traditional channels, however, has dropped off sharply.

Soviet gold sales virtually ceased between September 1978 and March this year. It is impossible to know the total of Soviet gold sales since then as the Russians appear to have been buying on a rising market and selling moderate amounts at strategic moments.

There is envy in South Africa of Soviet freedom to intervene in the market at will while the South Africans are locked into a more rigid pattern of weekly gold sales.

But as a major producer of silver, platinum and other precious metals as well as diamonds and other gemstones, which have appreciated strongly in recent months, the Soviet Union well placed to profit across the board from the current flight out of money.

According to the latest report by consolidated oil fields, the Soviet Union possesses the world's largest single gold mine at Muruntau in Uzbekistan.

Output is now estimated at some 80 tons of refined gold annually using a new ion-exchange technique which recovers gold from a special cyanide pulp.

But two thirds of Soviet gold output is believed to come from the Soviet Far East, Yakutia and East Siberia. Most of the remainder comes from gold and polymetallic ores in the Urals, Kazakhstan, Armenia and Uzbekistan.

An intensive search for new gold fields is now under way, particularly in the Asian part of the country.

The opening up of vast tracts of mineral-rich lands, either side of the Baikal-Amur railway in Siberia, also expected to lead to new gold finds and increased production from polymetallic ores.

No figures are available for the cost of Soviet gold production but unlike South Africa with its deep mining techniques, the bulk of Soviet gold comes from placer mines, gold-bearing gravel and as a by-product from polymetallic orebodies.

Under these conditions, it is believed to be lower than South Africa, although Soviet gold production faces unusual problems in the course of extreme cold and difficult of transporting equipment.

Rotterdam docks protest over arrested strikers

BY CHARLES BATCHELOR IN AMSTERDAM

MORE THAN 1,000 striking dockers and tugboat men demonstrated in front of the Rotterdam police headquarters yesterday in protest against the arrest of several fellow strikers.

Nineteen men were arrested on Wednesday following a pitched battle with riot police after the strikers tried to stop men working at a container handling depot.

Leaders of the unofficial strike, which yesterday entered its fourth week, claimed the police had used excessive force.

The dispute has become increasingly bitter in the past few days with gangs of strikers threatening those willing to work. There are no signs that the industrial action is spreading, however; but neither is there any indication of an end to the strike which still has the support of several thousand dock employees.

No shortages have yet been reported as a result of the dispute. Some vessels which would normally dock in Rotterdam have been diverted to other ports in north-west Europe.

Only 5 per cent of the goods entering Rotterdam are affected by the strike, said Mr. J. Riezinkamp, the Rotterdam Council member with responsibility for the port.

Although the overall impact on the port has been small the labour-intensive general cargo handling sector has been badly hit. Bulk oil and ore carriers docking in the outer harbour basin have not been affected. The container terminals are also working normally.

Talks fail to reconcile Italian Left parties

BY PAUL BETTS IN ROME

THE LEADERS of the Italian Communist and Socialist parties failed to heal the rift between them during talks yesterday aimed at formulating a joint strategy of the Left.

The meeting was the first official consultation between Sig. Enrico Berlinguer, the Communist Party Secretary General and Sig. Bettino Craxi, the Socialist leader since the inconclusive June general election and the formation of the fragile minority government of Sig. Francesco Cossiga.

Sig. Berlinguer is insisting on his thesis that a stable political solution in Italy can only emerge through the direct participation of the Communists in government.

Sig. Craxi, whose party holds the current balance in parliament as long as the Communists remain in opposition, appears more interested in collaborating with those factions of the Christian Democrat Party favouring a return to the centre-left coalition with the Socialists.

Sig. Craxi's aim appears to be the nomination of a Socialist Prime Minister heading a broad coalition including the Socialists and Christian Democrats but excluding the Communists.

In July, Sig. Craxi was asked by Sig. Sandro Pertini, the Italian President, to try to form a government to end Italy's protracted government crisis.

He failed because the Christian Democrat leadership rejected the idea of a Socialist Prime Minister.

But a vociferous and influential faction of the Christian Democrat party appears willing to support Sig. Craxi's strategy since they regard a return to the centre-left as preferable to a policy of collaboration with the Communists.

This conflict among Christian Democrats is likely to be the key issue of the party's forthcoming national congress, scheduled sometime between December and next February.

Sig. Craxi is apparently proposing to call an extraordinary Socialist Party congress immediately after the Christian Democrat gathering to review his party's political line.

At last year's congress the Socialists seemed keen to adopt an alternative left strategy. Although left-wing factions in the Socialist Party continue to support this strategy, Sig. Craxi has shifted away from it.

In large measure, this reflects his own preference for an agreement with the Christian Democrats rather than the Communists, the results of the June elections which did not give the Left an overall majority, and Sig. Berlinguer's own opposition to the alternative left concept.

Buoyant outlook for Swiss

BY BRIJ KHANDARIA IN GENEVA

ECONOMIC ACTIVITY in Switzerland is likely to pick up further during the remainder of this year, but the rising trend of prices is unlikely to slow down for the time being, according to an official study.

Switzerland's Economic Research Commission says in its latest report that economic prospects have begun to improve because of a more favourable outlook for exports and growth in private investment.

The watch-making and tourist industries remain in the doldrums, however, and new tensions have appeared on the labour market although no rise in unemployment is expected.

The consumer price index rose by 0.9 per cent and the wholesale index by 1.1 per cent last month indicating an annual inflation rate of about 4 per cent compared with 4.9 per cent annual rate in July. These figures, however, are well below those of other industrialised countries.

The construction industry, an important indicator of domestic economic activity, has picked up this year because of increased demand for private houses. However, consumers continue to be reluctant to spend money on other goods such as electrical appliances.

Former Czech President dies

PRAGUE—Former Czechoslovak President Ludvik Svoboda, head of state during the 1968 Soviet-led invasion of his country, died yesterday, aged 83, Radio Prague reported.

Mr. Svoboda, a hero of both world wars and the only figure to survive the 1969 Communist Party purges, died "after a long and difficult illness," the radio said. He had been living in retirement in Prague after resigning in May 1975 because of ill health.

French Left pays lip service to common front

BY DAVID WHITE IN PARIS

FRENCH Socialist and Communist Party representatives made only token gestures towards a common front yesterday after holding their first meeting since the Left's general election defeat 18 months ago.

The meeting came two years almost to the day after the left-wing parties, Socialists, Communists and left-wing Radicals, fell out over the 1977 version of their 1972 common programme.

The two main parties last met at top level before the second round of the March 1978 election, and agreed to support each other's candidates.

West reduces its taxation share

BY TERRY DODSWORTH IN PARIS

THE PROPORTION of gross domestic product taken in taxes declined in several Western countries last year for the first time since 1965. That is one of the main conclusions of a survey by the Organisation for Economic Co-operation and Development, based on provisional figures for 1978.

The survey says that in the 16 countries for which data is available there has been a general levelling-off of the upward trend in taxation levels.

Between 1965 and 1977 the average proportion of GDP accounted for by taxation, including social security contributions, rose from 28 per cent to 36 per cent in the OECD area as a whole. The increase was especially large in northern Europe.

According to provisional OECD figures, the countries experiencing the most significant decline in taxation included Italy, where it dropped from 37.6 per cent as a proportion of GDP in 1977, to 34.5 per cent last year, the United Kingdom (down from 36.8 per cent to 35.2) and Ireland (35.2 to 33.7 per cent).

In Sweden, the most tightly taxed country, it also dropped slightly from 53.4 per cent to 53.1 per cent. Sweden and Luxembourg (50 per cent in 1977) are the only countries where tax levels have exceeded half of GDP.

The OECD notes that the main tendencies in changing tax structures have been towards an increased reliance on personal income tax and, in most countries, social security contributions.

It says that there has been a reduction in the emphasis on consumption taxes, especially on tobacco and alcoholic drinks, while taxes on profit, incomes and property have continued to decline in most countries.

Reserves at record level in Spain

By Robert Graham in Madrid

SPAIN'S FOREIGN exchange and gold reserves reached a new record in August of \$12.9bn.

The rise has continued this month. In the first eight months of the year external reserves have risen by \$2.8bn.

However, August saw a lower rate of increase than in the same month of 1978 — \$521m compared with \$764m.

This slower rate has been attributed to a combination of a decline in Spain's export performance and a drop in tourist receipts.

Election victory brings headaches for Sweden's non-Socialists

BY WILLIAM DULLFORCE, NORDIC EDITOR, IN STOCKHOLM

SWEDEN'S non-Socialists have snatched victory from the jaws of Mr. Olof Palme and the left-wing parties but the general election has left them in a precarious parliamentary situation.

It is by no means certain that they will manage to agree on the formation of a majority, three-party coalition and, even if they do so, it is not likely to survive a full three-year term.

The odds are on a new election in June or September next year.

Statements by the three party leaders on Wednesday evening, after the postal vote count had given them a one-seat majority, suggest that they will try to put together again the coalition they formed after their election victory in 1976. The anti-nuclear convictions of Mr. Thorbjörn Fälldin (then Prime Minister), broke that coalition last October.

However, all the Riksdag (Parliament) parties have agreed to hold a referendum in the spring on the future of Sweden's nuclear power stations.

In the view of Mr. Fälldin, who leads the Centre party, the referendum takes the nuclear issue out of the context of cabinet decisions and makes it possible to refashion the coalition.

He put in his claim to the premiership on Wednesday despite the setback to his party in the election. It has lost 22 Riksdag members and has fallen behind the Moderates (Conservatives).

The objective of the election victory, Mr. Gösta Bohman, whose Moderate party increased in strength from 55 to 73 Riksdag members, is to maintain the strongest possible anti-Socialist front. He is not seeking the premiership and, short of capitulating on all the Moderates' positions, he will work for a three-party coalition.

The joker in the pack is Mr. Ola Ullsten, leader of the Liberal party, which, with its 38 Riksdag seats, is the smallest in the non-Socialist bloc. He has tasted power for almost a year as Prime Minister in the Liberal minority cabinet which took over after the collapse of the non-Socialist coalition, and challenging for the leadership of a new coalition.

If personalities are decisive, Mr. Fälldin will return to the Prime Minister's office at the head of a three-party coalition. He and Mr. Bohman have a high regard for each other and work well together. Mr. Bohman has not forgiven Mr. Ullsten for exploiting the situation last October to snatch power for the Liberals and Mr. Fälldin is not at ease with the Liberal leader's tough, utilitarian approach to politics.

Internal party pressures, however, could outweigh the personal aims of the leaders. Strong elements within both the Centre and Liberal parties feel that their parties' futures would be endangered by close association with the Moderates.

The chairman of the Centre party's youth wing yesterday called for a broad national coalition, embracing the Social Democrats, to tackle the difficult economic situation. It was no time either for right-wing influence or for doctrinaire socialism, he said.

Several leading Liberals have long advocated that the right political posture for their party is one similar to that of the West German Free Democrats,



The Swedish general election result has left the Social Democrat leader, Mr. Olof Palme (left), breathing even harder down the necks of his non-Socialist rivals, Mr. Thorbjörn Fälldin (Centre party), Mr. Ola Ullsten (Liberals) and Mr. Gösta Bohman (Moderates), pictured (right) at the count of the 40,000 postal votes which determined the poll.



referendum, while the Moderates and Liberals will be striving on the other side. Uncommon restraint within cabinet will also be necessary to prevent these differences from affecting the Government's work.

The administration will have to set the stage for important negotiations between the employers and the unions on a new national wages agreement. Talks are due to start in November, but the unions are already calling for immediate discussions on wage compensation to which they are entitled after the consumer price index broke through the agreed threshold in August.

The warning earlier this week from the Federation of Swedish Industries on the swiftly rising payments deficit and the threat of 12 per cent inflation next year was described as exaggerated yesterday by the chief economists of both the trade union federation and the employers' association. Neither, though, can challenge the federation's conclusion that there is little scope for any real income improvements in the immediate future.

The new Government must strive for a low wages settlement. This entails agreement among the non-Socialist parties on tax policy, the area in which their differences are most obvious.

All in all, the 1979 general election has not left Sweden's non-Socialists in an enviable position. Mr. Palme is breathless against a

OPEC urged to abandon price policy

By Ray Daffar, Energy Editor

ONE OF the founders of the Organisation of the Petroleum Exporting Countries (OPEC), Sheikh Abdullah Turaik yesterday urged oil producers to abandon their policy of steadily increasing prices and exchange their crude production for factories and technology instead.

Sheikh Turaiki, a former Saudi oil minister and now a consultant, said OPEC's policy was doomed to failure. The producers would continue to be the losers because of their need for imported goods, he said. They could limit their oil exports instead.

He also told the Gulf weekly newspaper Al-Badaf that the proposed talks between the EEC and Arab oil producers was a "conspiracy" aimed at separating the Gulf oil states from OPEC, a move which would transform the organisation into "a helpless group."

FINANCIAL TIMES, published daily except Sundays and holidays. U.S. Post rates \$365.00 per annum. "Postmaster: Send address changes to Financial Times, 11, South Street, New York, N.Y. 10038."



## Pakistan officer denounces Zia's planned elections

BY SIMON HENDERSON AND DAVID HOUSEGO

A PAKISTAN army brigadier announced in London yesterday that he was resigning his commission in protest at the martial law regime of General Zia-ul-Haq.

Brigadier Usman Khalid, commander of the artillery school, said he did not believe general elections planned for November would be fair and free. He said amendments to electoral laws and the introduction of proportional representation would ensure that the Pakistan People's Party of the late Mr. Zulfikar Ali Bhutto could not win although it had the support of the majority.

The brigadier is the first senior officer to resign since martial law was introduced with the overthrow of Mr. Bhutto more than two years ago.

His resignation and his public denunciation of the regime raise the possibility of

further defections within the Pakistani army. The brigadier claimed that 80 per cent of the armed forces shared his views on democracy and said there had already been scores of resignations.

Unrest in the army poses a potentially major threat to General Zia's regime. Officially the Pakistan army has always tried to show itself as a non-political force and claimed that the unity of its ranks was the greatest contribution to the country's stability.

The brigadier and a lieutenant-colonel, who has resigned on similar grounds and joined him at a Press conference in London yesterday, are from the majority Punjab province which dominates all sections of life in Pakistan.

Brigadier Usman called for the resignation of Gen. Zia and of the chief election com-

missioner as well as the withdrawal of amendments to the constitution. He said that if this did not happen by the end of the month, he hoped there would be mass resignations of senior officers.

He announced the establishment of a Pakistan Liberation Movement and said that he would be applying for political asylum in Britain.

The Pakistan embassy in London said yesterday that it was surprised and unprecedented to hear of the resignations.

Reuter reports from Rawalpindi: One person was killed and two seriously injured in an election clash at Dera Ghazi Khan in central Punjab province. The incident, reported yesterday, is the first violence so far in a campaign for provincial local elections next Tuesday.

## Nizam's jewel sale postponed

By K. K. Sharma in New Delhi

THE WORLD'S most highly priced jewel auction was postponed yesterday when the only two bidders threatened to withdraw unless they were assured that the jewels could be exported.

The auction of 37 items of jewellery from the late Nizam of Hyderabad's treasure was postponed until today when the Supreme Court, which has ordered the sale of the jewels, will decide whether it can give the required assurance.

The complication arose when the Indian Government's Solicitor-General sought a stay a few hours before the auction was to begin. He said the Government wanted until today when a Cabinet meeting is being held, to decide whether export of the jewels should be permitted.

The move came after widespread criticism of the auction by Indian art lovers, who insist that the country's heritage is being sold to foreigners. Protests have also come from politicians, who want the Government to buy the jewels and keep them in an Indian museum.

The Supreme Court did not allow the stay. The judges asked: "What has the Government been doing until now? It is too late." But when the auction proceedings began, the only two bidders—the Greek shipping magnate, Mr. Stavros Niarchos and Mr. Abdul Wahid Galadari, a wealthy businessman from Dubai—said they would withdraw unless they were given the requisite assurance on export.

The official auctioneer, Mr. Ram Narain Malhotra, of the Finance Ministry, then adjourned the proceedings until he could commit the judges. He came back to say the court would make a pronouncement today.

## ISRAEL DEBATES THE MORAL PRICE OF ITS FIGHT FOR SURVIVAL

# Cover-up of an army's shame

BY DAVID LENNON IN TEL AVIV

THE DECISION by Israel's Chief of Staff to commute the sentence of an officer found guilty of murdering four Lebanese civilians last year has raised a storm of controversy throughout this country where people believed that their army combined military excellence with a high code of ethics.

The Israeli army, which is one of the pillars of the state, suffered a major blow to its prestige because of its unpreparedness in the 1973 war. Prior to that the army was regarded as above criticism. Its actions were always believed to be just and essential in the defence of a nation constantly threatened by hostile neighbours.

It was a traumatic shock for the nation to discover in 1973 that the army suffered many of the deficiencies of the rest of society. The revelation now that an officer had tortured and murdered four civilians he took prisoner has dealt a blow to the belief in the high moral behaviour of the army.

Questions have been raised about the army since 1973. Recently the state controller criticised the way the army functioned during the invasion of southern Lebanon last year, and there has been public questioning of other aspects of the behaviour of the military.

The basic facts of the case, as first reported abroad last week and never denied in Israel, are fairly simple. Lieutenant Daniel Pinto tortured and strangled four Lebanese villagers while serving in south Lebanon after the Israeli invasion of the area in March 1978. He was sentenced to 12 years' imprisonment, subsequently reduced by an appeal court to eight years.

The trial was held in camera and few people knew about the incident, even though the sentence was announced. The case only became a cause celebre after the chief of staff, Lt-Gen. Rafael Eitan, used his powers

of clemency to reduce the sentence to two years.

Because of the row which developed among parliamentarians, the chief of staff gave an interview to an Israeli paper, to defend his decision. He said that Lt. Pinto had acted in self defence, as he had claimed at the trial. This appeared to be almost a flat rejection by Gen. Eitan of the court's findings.



General Rafael Eitan: resignation demanded

two years, which amounts to a virtual pardon, and the use of military censorship to prevent the facts of the case becoming known. There have been calls for Gen. Eitan's resignation.

Underlying the row is disquiet among some Israelis about what is and is not morally acceptable.

Last weekend Mr. Amos Oz, the nation's leading novelist, told a public meeting: "I fear that Gen. Eitan is an honest man, and I fear that the real meaning of the clemency he extended to the convicted officer is that he truly believes that killing a few Arabising (a derogatory Israeli term for Arabs) is not such a terrible thing."

Israel has long had an image in the West as a nation guided by high moral principles. It has demanded support from abroad as the moral duty of the western nations which stood aside during Hitler's holocaust.

Compared to its neighbours Israel is a bastion of democracy and law, at least where its Jewish citizens are concerned. It has not hung a single Palestinian terrorist despite the barbarity of many of their actions. The last Prime Minister was forced to resign over a financial misdemeanour. Lt. Pinto was brought to trial and sentenced.

But Israel remains a raw nation where the fight for survival is very much a daily issue, and many of the niceties long associated with the liberal, humanitarian Jewish tradition have had to go overboard.

The creation of the State of Israel as a haven from pogroms and extermination involved actions which have since been attacked on moral grounds.

Mr. Ze'ev Schiff, the veteran military correspondent of the authoritative Ha'aretz daily paper, and a man no one would accuse of being a Leftist, spelt it out bluntly.

There is a not inconsiderable

amount of hypocrisy in the words of those who are trying to give the impression that the Israel Defence Forces (IDF) of 1979 is an army whose purity of arms is blemished in comparison with the IDF of the past, and that the Litani operation is the negative example of the moral deterioration of our soldiers.

He asks Gen. Eitan's critics how it occurred that in the War of Independence our forces did not take prisoners from among the Palestinian fighters.

The veteran correspondent adds that "whoever speaks of looting as if it characterises the IDF of 1978-79 should remember that in the 1948 war accidental looting did not occur, rather, many thousands of our soldiers and citizens looted the property of an entire people that fled."

The Israeli army as a force of Sir Galahads fighting for their existence while maintaining a high moral pose never existed in reality, only in propaganda. The Jews who created Israel were not western liberals, but rather those who had rejected the whole tradition of finding accommodation within western society and decided that their only salvation from persecution lay in the creation of their own state. Like all nation builders they were hard realists.

It is only now, with the state firmly established, that some of the Israelis are returning to the liberal ideals.

But the one, great unresolved dilemma facing Israel is the Palestinian issue. For the hardliners like General Eitan the issue is simple, it's them or us.

For the emerging liberals the question is more painful. They have to admit that Israelis did an injustice to another people, the indigenous Palestinians. The case of Lt. Pinto reminded Israelis of the moral price they paid in creating their state.

## South Africa makes gas find

BY QUENTIN PEEL IN JOHANNESBURG

SOUTH AFRICA'S State-owned oil exploration company, Soekor, is "reasonably optimistic" it may have made a "viable" discovery of natural gas off the west coast of South Africa and Namibia (South-West Africa).

The latest borehole sunk by Soekor, west of Hondeklipbaai, south of the Orange River, has produced gas, although the borehole is not yet complete. It is likely to take several months before it can be properly tested.

Cautious optimism about the latest discovery follows a similar gas find by the U.S. oil company, Chevron, off the same coastline in 1974. However, that find, which was never tested, was considerably further north, within Namibian waters.

The international dispute over Namibia in which the United Nations challenges South Africa's rule of the territory, has been an important factor in preventing that find being tested or exploited.

If the area is found to contain sizeable quantities of natural gas, it would greatly increase the strategic significance of negotiations over the territory's future.

The gas finds are probably the most hopeful signs to emerge so far from Soekor's R150m (£80m) 10-year search for oil both on and off-shore.

But Soekor insisted yesterday that, although the same geological basin stretched from the Orange River to south of Hondeklipbaai, as yet, no proof existed of a major gas field.

Chevron had forfeited its rights to its gas strike since 1974, Soekor said. It had not been tested at the time because the pressure was too great for the rig being used. The fact it was in Namibian waters made the find politically sensitive.

The depth of the 1974 find was more than 10,000 ft and the present borehole is likely to reach a similar depth.

although the gas has already been found at about 8,000 ft.

At present, Soekor has two drilling rigs in operation: Sedco 708, which has found the gas, and Sedco K, which is drilling in Mossel Bay, where shows of oil have been found.

A third rig is being leased early next year, which will increase capacity from the present 6-8 holes a year to 12-14. The budget for the coming year has been increased to R75m (£40m).

Despite the exploration effort, South Africa is wholly dependent on imported oil for its liquid fuel requirements. It is, therefore, extremely vulnerable to international oil sanctions, even though some 75 per cent of its energy requirements actually come from non-oil sources.

The commissioning of the Suel-2 oil-from-coal scheme will further reduce its dependence.

## Oman-Iran talks on security

By Our Foreign Staff

OMAN has sent a senior envoy to Iran to discuss the security of the Strait of Hormuz, which lies between the two countries at the entrance to the Gulf.

The talks in Tehran between Mr. Mulla Ali Habib, the Omani envoy, and Iranian Foreign Ministry officials coincided with an announcement that the Iranian navy would stage manoeuvres in the Gulf on September 23—its first show of strength since the revolution in February.

Sultan Qaboos bin Said, of Oman, is known to be deeply concerned about the security of the whole region and of the Strait in particular because of the fall of the Shah and Iran's stated ambition of its role as a military protector of the Gulf. He has sent envoys to other Gulf states to discuss the issue.

Oman is particularly worried about the threat of terrorist attacks on tankers using the Strait.

Mr. Habib said Iran was willing to co-operate with Oman to safeguard the Strait but no concrete measures had been discussed.

Rear-Admiral Ahmad Madani, head of the Iranian navy, said in announcing the naval exercise, that the security of the Gulf was the responsibility of world oil-buyers, as well as of the littoral states.

A leading Iranian clergyman, Ayatollah Sadeq Rouhani, has issued another threat of action against the island of Bahrain on the southern side of the Gulf. He said that the Emir of Bahrain was oppressing his people. "We hope that one of two things will come to pass in Bahrain: either restoration of Islamic laws, or annexation to the Islamic Republic of Iran."

The Shah formally gave up Iran's claim to Bahrain in 1970. The island has a majority of Shia Moslems (as in Iran) but the ruling Khalifa family are Sunni, the largest sect in Islam.

## Vietnam 'boosts forces in Kampuchea by 50,000'

BY DAVID HOUSEGO

VIETNAM has raised the number of its forces in Kampuchea (Cambodia) from 150,000 to 200,000 in preparation for a dry-season offensive against the Khmer Rouge guerrillas of the deposed Pol Pot régime, according to reports from Bangkok.

The reports confirm the views of Western observers that the Vietnamese are seeking a rapid victory to consolidate the power of the Hong Samrin Government, for whom they are seeking international recognition.

A lengthy campaign would risk a damaging renewal of charges against Vietnam of intervention in Kampuchea. It would also encourage the Chinese to attempt another attack on Vietnam if they believed the country was being weakened by a continuing Kampuchean war.

The Chinese have been asking Western governments to limit their aid to Kampuchea to areas controlled by the Pol Pot forces without defining what these are.

The only known Western aid reaching Kampuchea—a country

now faced with starvation—is the relatively small quantity of medical and food supplies being channelled through agencies such as the International Red Cross.

The timing of the Vietnamese offensive is likely to be affected by the heated discussions on Kampuchea now taking place at the United Nations General Assembly. On Wednesday, the credentials committee recommended that the Pol Pot régime should continue to hold the Vietnamese seat.

Western governments would formally oppose renewed Vietnamese intervention in Kampuchea but a swift Vietnamese victory (as opposed to a protracted war) would undoubtedly ease diplomatic efforts to achieve a political settlement in Indochina.

Western observers expect it would be followed by a much publicised withdrawal of Vietnamese forces as the prelude to the formation of a more broadly based Government in Phnom Penh.

## Hong Kong sends refugees under guard to China

BY PHILIP BOWRING IN HONG KONG

THE Hong Kong Government yesterday repatriated to China 733 Vietnamese refugees who arrived here earlier this year by boat claiming to have come directly from Vietnam, but who had actually arrived from China.

The repatriation, which took place under heavy guard, followed discussions which have been going on for some time between Hong Kong and the Chinese authorities.

Many refugees who arrive in Hong Kong from Vietnam by boat, especially those who come on sailing boats from North Vietnam, stop in China for repairs and provisions.

But those repatriated yesterday were refugees who had

earlier gone to China from Vietnam and been resettled in Chinese communes.

Presumably with the convenience of low-level officials, they later obtained fishing boats and made the trip to Hong Kong.

Several other boat-loads, amounting to several hundred people, are at present being investigated.

The Chinese made special arrangements to receive back the emigrants, who are not expected to be punished. Such cases are expected to recur, because many of the 250,000 ethnic Chinese who fled to China from Vietnam have been settled in coastal areas near Hong Kong.

## Japan steel output to decline

BY RICHARD C. HANSON IN TOKYO

JAPANESE CRUDE steel output will decline in the last quarter of this year after nearly two years of unbroken expansion.

The Government's guideline on steel production in the October-December quarter indicates a 1.2 per cent decline from the present quarter as a result of a slowing down of exports, particularly to China.

The Ministry of International Trade and Industry has set the guideline at 27.6m tonnes of crude steel for the coming quarter, down from the expected production of 28m tonnes from July to September.

Present quarterly output projection is about 300,000 tonnes below the Ministry's original guideline.

Domestic demand for steel is relatively strong in most sectors

of the economy, notably cars and electrical appliance industries.

The outlook is for some slow-down in demand from the construction sector, with Government public works spending being held back, but otherwise strong demand and low inventories will continue to make the domestic market buoyant.

The export side has proved less attractive than could be hoped because of a sharp slow-down in orders from China. New orders for steel from China in the first six months totalled about 2.2m tonnes, but orders in the second half will probably be around 800,000 tonnes.

Exports in general have held the same level as last year in January-July at about 17.9m tonnes.

Exports to the U.S., despite a slow-down in demand in some key industries, have not been badly hit so far, while other exports such as those to the Middle East have been good.

The steel industry has done well financially during the half year which ends this month, but higher costs following the latest increases in OPEC oil prices will probably slow performance in the coming half year.

Japanese steel makers have generally started to put more emphasis on adding steel production profitable. Later this year, the industry is expected to seek its first domestic price increase in nearly three years.

Overall, crude steel production for the year will be up about 8 per cent from last year to an estimated 110,850m tonnes.

**There's a lot to be said about road transport - BUT THIS SAYS IT ALL!**

# The right truck in the right place at the right time!

Success in road transport means having the right truck for the job in hand. Box vans, flats, dropside, refrigerated, insulated, articulated - distribution vehicles, rental, contract hire, haulage, breakdown vehicles - BRS operate over 9,000 of them.

In the right place means where you want them - your place or ours, your customer's or suppliers.

And at the right time means just that. BRS can help you get it right, wherever you are.

**BRITISH ROAD SERVICES**

**Being big means getting it right.**

British Road Services Limited, Northway House, High Road, Whitstone, London, N20 9ND. Telephone: 01-446 1360. A member company of the National Freight Corporation.



# Big banks follow prime rate move

BY DAVID LASCELLES IN NEW YORK

MANY major U.S. banks increased their prime rates from 13 percent to a record 13 1/2 percent yesterday, following the lead set by Chemical Bank of New York the day before.

These included Chase Manhattan, Morgan Guaranty, Bank of New York, European-American Bank, First Pennsylvania Bank and Bankers Trust. Citibank, which sets its prime rate according to a formula based on the cost of short-term funds each Friday, was expected to follow suit today.

At the same time, money market analysts concluded yesterday that the Federal Reserve had also slightly tightened the key Fed funds rate, from 11 1/2 percent to 11 3/4 percent, following the increase in the discount rate to a record 11 percent earlier this week.

Some market observers were puzzled that the Fed had not acted more aggressively in pushing the rate up to 11 1/2 or even 12 percent. Traditionally, the Fed funds rate is one percentage point higher than the discount rate. The high pace of inflation and the dollar's weakness would also be reasons for a higher Fed funds rate.

## Bid to end House budget revolt

By David Buchanan in Washington

DEMOCRATIC LEADERS in the U.S. House of Representatives started work yesterday to rescue the 1980 Federal Budget. An unexpected large defection of 67 Democrats had caused the defeat on Wednesday night of a \$548.6bn spending limit resolution for the fiscal year beginning on October 1.

The Budget resolution's defeat, although not unprecedented, is another sign of the increasing difficulty House Democratic leaders have had in marshalling their troops this year. A previous instance of this difficulty was illustrated by the protracted wrangle over President Carter's petrol rationing plan.

Republican discipline has by contrast been much tighter, and on Wednesday all but four Republicans as they traditionally do against the Budget resolution. The House had earlier thrown out a \$20bn tax cut and some corresponding spending reductions.

The Democratic leadership's task is now to reject the Budget resolution, which sets binding limits on broad spending categories, to win over defectors among the Democrats. Some of these want higher defence spending and some want to devote less to guns and more to the better of social programmes.

The House has shown itself much less monolithic in favour of increased defence spending than the Senate, whose attention is now consumed with the SALT arms treaty.

Whatever the fate of the Budget in the House, the overall deficit in the 1980 Budget seems certain to be around \$30bn.

The Senate this week passed a Budget resolution of \$546.3bn, with a deficit of \$31.6bn.

## PRESIDENT LOPEZ PORTILLO'S VISIT TO WASHINGTON

# Mexico stands up to 'big brother'

BY WILLIAM CHISLETT IN MEXICO CITY

THE MEXICAN President, Sr. Jose Lopez Portillo, visits the U.S. this month against a background of sensitive economic and political problems between the two countries, but at the same time a growing awareness of their interdependence.

Mexican nationalism reached its annual peak last Saturday with the commemoration of independence from Spain on September 15, 1810.

As always the climax of the celebrations was the traditional "grito" (shout of joy) given by the President in the main square of Mexico City to the chiming of bells and the cheers of the crowds.

But these days the focus of nationalist antagonism is no longer Spain, but the U.S., the giant northern neighbour with which Mexico shares 2,000 miles of frontier.

Any foreigner who mingles with the crowds on September 15 is likely to get a bag of confetti full in the face if he looks like a "gringo"—the term for North Americans.

To judge from the Mexican Press one would think that the two countries are perpetually at each other's throats and that Mexico is still licking the wounds to her national pride caused by the Treaty of Guadalupe.

This ended the war between the two countries in 1848 and gave the U.S. half of Mexico's territory, including what is today California, in return for \$15m compensation.

Sr. Lopez Portillo meets President Carter in Washington on September 28 to review the brittle state of relations between the world's most developed nation and one of the develop-

ing world's fastest growing, oil-rich economies.

There will be little pomp and ceremony attached to the visit. In contrast to President Carter's journey to Mexico in February, Sr. Lopez Portillo will be making an official, not a state, visit.

Privately it is said that the reason for the lack of fanfare surrounding the trip is that both sides wish to tone down the importance of such meetings.

Mexican officials, in particular, feel that every time the complex problem of Mexican-U.S. relations is brought to the public eye, expectations are raised too high and the Press beats the nationalistic drum excessively.

The meeting in February highlighted the two heads of state differing perceptions of the

relationship between them. The U.S. wanted to discuss such matters as oil and gas sales and the problem of illegal Mexican immigration; the Mexicans wanted discussions of details to be prefaced by a fundamental declaration that their neighbours saw them as equals.

Sr. Lopez Portillo gave Mr. Carter a public dressing-down for the U.S.'s "big brother" attitude to Mexico.

Nationalism has dogged important aspects of economic relations. Agreement has been reached, after 31 months of bitter negotiations, on the amount of gas which Mexico can export to the U.S. but there is still haggling over the price, which is unlikely to be ironed out next week.

Mexico can make available 300m cubic feet a day, starting at the end of the year, but is demanding \$3.75 per thousand cubic feet. The U.S. is prepared to pay only \$3.50.

Talks broke down at the end of 1977 when the U.S. Energy Department vetoed the price agreed between Pemex, the Mexican state oil monopoly, and U.S. gas companies. Then it was intended to export 20m cubic feet a day at \$2.60 per thousand cubic feet. In the meantime Mexico has decided to use far more gas domestically and export less.

Mexico is still insisting that gas be given its "right price." Another sensitive issue is the complex problem of tariffs.

Florida tomato growers brought dumping charges against Mexican growers, but have agreed to put off the charges until the two governments have been given a chance to find a solution.

One option under discussion is

published a long letter giving the key principles for making an H-bomb. The government case in its civil suit against the Progressive was that, while U.S. security might not be directly endangered, such open articles increased the hazards of nuclear weapon proliferation.

The Nuclear Regulatory Commission this week ordered a Tennessee nuclear fuel-making plant to close after the discovery that enough enriched uranium to make at least one bomb was unaccounted for

surrounded by groups of component makers (more than 30 in the case of Toyota and Nissan) who sell mainly if not exclusively to their manufacturing "principal."

It is not impossible to find a components maker which sells to Toyota and Nissan but it seems to be rare, judging by Dodwell's "customer survey" of the industry.

Toyota and Nissan are not the only two Japanese motor manufacturers who have formed "families" of components makers. To some extent all of Japan's motor assemblers have done the same thing, but with different degrees of intensity or enthusiasm.

The basis for close family relations between motor assemblers and parts makers is not simply traditional sales ties or the provision of finance by the former to the latter.

Led by Toyota, most of the Japanese assemblers have placed heavy stress on cutting costs by holding the quantity of stocks held within their plants to an absolute minimum.

The complexity and closeness of relations between assemblers and component makers account for only one per cent of the total value of components and accessories used by the Japanese industry.

The figure would probably be lower still had not several western countries, including the U.K., begun active components sales campaigns in the past few years, in some cases using political pressure to back up straightforward sales promotion efforts.

Opinions differ within the Japanese motor industry on whether foreign components may eventually account for up to 10 per cent of the total value of Japanese cars, or whether a limit is likely to be reached at about 2 to 3 per cent.

A point on which opinions do not differ is that much may depend on how fast the motor industry "goes electronic."

About 7 per cent by value of the contents of Japanese cars consisted of electronic parts in 1978, but the trend is towards micro-computerisation of many functions that used to be performed mechanically.

Foreign manufacturers who can equal or exceed Japanese progress in computerisation should be assured of markets—at least of offers to buy their technology.

The structure of the Japanese motor components industry, by Dodwell Marketing Consultants. Price 65,000 yen (£135).

## Beating the Tokyo car components labyrinth

By Charles Smith, Far East Editor, in Tokyo

ABOUT THREE years ago the British Embassy in Tokyo identified motor components as something which Britain ought to be able to sell to Japan, given the world-wide competitive edge enjoyed by the UK components industry.

The operative word is "ought," since it has turned out to be very difficult indeed to clinch any actual sales in a market where "family type" relations exist between car assemblers (such as Nissan and Toyota) and components manufacturers.

A book\* just published by Dodwell Marketing Consultants explains for the first time how these family relationships work and why they are so different from the relatively open nature of those between, for example, UK car assemblers and parts manufacturers.

The book could serve as a valuable guide for exporters who are determined to penetrate the labyrinth of the Japanese components market—or deciding not to try to penetrate it at all.

Dodwell's basic point is that, whereas in the west motor components makers grew alongside but independently of motor manufacturers, in Japan the assemblers took the lead in fostering the growth of a strong components industry.

The result, is that most of the major motor manufacturers are

are expected to choose "friendly" companies from this list and to pass over others which are regarded as being less well disposed towards the People's Republic.

Each company will probably be granted visas for two executives, making a permanent Japanese business presence in Peking of about 100. Chosen companies will include the major trading houses and the big steel producers.

Banks will not be on the list since the Japanese Ministry of Finance and the Bank of China are conducting separate negotiations on a reciprocal exchange of bank branches.

Most of the bigger Japanese trading companies are already represented in China on a de facto basis which involves the continual rotation of executives on short-term visas. One major concern currently has eight short-stay visitors in Peking and other major cities.

About 80-100 Japanese companies are said to have been attempting to get permission to open Peking offices. The Chinese

which are yet to be built. The deal is accompanied by a commercial loan worth \$60m for the development of the Polish coal industry which is being provided by Dutch banks including the ABN bank of Amsterdam and it is guaranteed by the Dutch Government.

The financing is to be available on the first of next month and is to be repaid over the 1979 to 1984 period.

In 1976 SSM contracted to take 750,000 tonnes of coking coal imports from Poland a year for a period of 10 years. Last year Polish exports to Holland were worth \$131.6m while imports stood at \$333.2m.

The amount involved is equivalent to about 15 per cent of Dutch steam coal consumption and the coal will be used to fire two power stations

It is not impossible to find a components maker which sells to Toyota and Nissan but it seems to be rare, judging by Dodwell's "customer survey" of the industry.

Toyota and Nissan are not the only two Japanese motor manufacturers who have formed "families" of components makers. To some extent all of Japan's motor assemblers have done the same thing, but with different degrees of intensity or enthusiasm.

The basis for close family relations between motor assemblers and parts makers is not simply traditional sales ties or the provision of finance by the former to the latter.

Led by Toyota, most of the Japanese assemblers have placed heavy stress on cutting costs by holding the quantity of stocks held within their plants to an absolute minimum.

The complexity and closeness of relations between assemblers and component makers account for only one per cent of the total value of components and accessories used by the Japanese industry.

The figure would probably be lower still had not several western countries, including the U.K., begun active components sales campaigns in the past few years, in some cases using political pressure to back up straightforward sales promotion efforts.

Opinions differ within the Japanese motor industry on whether foreign components may eventually account for up to 10 per cent of the total value of Japanese cars, or whether a limit is likely to be reached at about 2 to 3 per cent.

A point on which opinions do not differ is that much may depend on how fast the motor industry "goes electronic."

About 7 per cent by value of the contents of Japanese cars consisted of electronic parts in 1978, but the trend is towards micro-computerisation of many functions that used to be performed mechanically.

Foreign manufacturers who can equal or exceed Japanese progress in computerisation should be assured of markets—at least of offers to buy their technology.

The structure of the Japanese motor components industry, by Dodwell Marketing Consultants. Price 65,000 yen (£135).

## Brussels proposes tough product liability rules

BY MARGARET VAN HATTEN IN BRUSSELS

EUROPEAN manufacturers will be liable for damages caused by defective products whether or not the defects are caused by their negligence, under proposed new Common Market rules on product liability.

The proposals, announced yesterday by the EEC Commission, would make a "producer" totally responsible for his products up to 10 years after the year they go on sale, and would require him to prove that his product was not defective, rather than leaving it to the consumer to prove that it was. Should he lose his case, the producer would be liable for damages up to 25m units of account.

If a producer could not be identified, the supplier would be the responsible unless he disclosed the identity of the

company who supplied him with the defective product. And in the case of imported goods, the importer would become liable.

The proposals represent a defeat for both industry and the European Parliament, which had sought to shift some of the burden of proof back on to the consumer. A crucial amendment to the Commission's original proposals introduced by the Parliament would have exempted manufacturers who could prove that, in the light of scientific development at the time they put defective goods on the market, they had no way of discovering the defect.

Viscount Etienne Davignon, the Industry Commissioner, supported the Parliament in pressing for this amendment, but the other Commissioners sided with Mr. Richard Burke,

the Consumer Affairs Commissioner, who rejected the amendment. He claimed it would shift the burden of proof back on to the consumer who would be less able to afford court proceedings, and would encourage manufacturers not to reveal publicly results of their research.

However, other amendments proposed by the Parliament, including an exemption for farm products and handicrafts, were adopted by the Commission.

The proposals have been passed on to member governments and will ultimately be debated in the Council of Ministers. But this could take a year or more and it is widely expected that the proposals will be substantially watered down before the Council approves them.

## Peking offices for Japanese

BY OUR FAR EAST EDITOR IN TOKYO

AFTER a long delay China has agreed to allow Japanese companies to open representative offices in Peking in return for the granting of similar facilities in Tokyo to Chinese state trading corporations.

About 50 Japanese companies will be allowed to station executives in the Chinese capital for one-year periods (instead of three-month visas as has been the case up to now). The companies will be allowed to describe their Peking presence as "representative offices" even though the men concerned will be operating out of hotel rooms and will not be permitted to employ Chinese staff to assist them.

A severe shortage of office space and of qualified office workers is said to be the reason for these restrictions.

About 80-100 Japanese companies are said to have been attempting to get permission to open Peking offices. The Chinese

are expected to choose "friendly" companies from this list and to pass over others which are regarded as being less well disposed towards the People's Republic.

Each company will probably be granted visas for two executives, making a permanent Japanese business presence in Peking of about 100. Chosen companies will include the major trading houses and the big steel producers.

Banks will not be on the list since the Japanese Ministry of Finance and the Bank of China are conducting separate negotiations on a reciprocal exchange of bank branches.

Most of the bigger Japanese trading companies are already represented in China on a de facto basis which involves the continual rotation of executives on short-term visas. One major concern currently has eight short-stay visitors in Peking and other major cities.

About 80-100 Japanese companies are said to have been attempting to get permission to open Peking offices. The Chinese

Japanese trading companies have been trying for some years to convince the Chinese that their networks of overseas branches could be used to help promote the sale of Chinese products to third countries.

This suggestion was "roughly rejected" when first made two years ago, according to one trading company executive. In August, however, a senior Chinese official asked for help in the promotion of Chinese exports from a 14-member trading company mission headed by the president of Sumitomo.

Japanese companies will not be the first to obtain permission from China for the opening of Peking representative offices, even though the numbers involved may exceed anything that has happened up to now. The British trading concern, Jardine Matheson and Co., opened a Peking office early this year with a permanent staff of three.

## Holland in contract to buy Polish steam coal

BY CHRISTOPHER BOSNIN IN WARSAW

A CONTRACT for the annual supply of 800,000 tonnes of Polish steam coal to the Netherlands in the years 1980-1990 was signed yesterday in the presence of the Dutch Prime Minister, Mr. Andreas Van Agt who is on an official visit here.

The contract, worth around \$24m a year at current prices, was signed between Steenkolen Scheepvaartmaatschappij (SSM) of Rotterdam and the Polish coal trading company Weglorkoks.

The amount involved is equivalent to about 15 per cent of Dutch steam coal consumption and the coal will be used to fire two power stations

which are yet to be built. The deal is accompanied by a commercial loan worth \$60m for the development of the Polish coal industry which is being provided by Dutch banks including the ABN bank of Amsterdam and it is guaranteed by the Dutch Government.

The financing is to be available on the first of next month and is to be repaid over the 1979 to 1984 period.

In 1976 SSM contracted to take 750,000 tonnes of coking coal imports from Poland a year for a period of 10 years. Last year Polish exports to Holland were worth \$131.6m while imports stood at \$333.2m.

## Malta curbs imports of French cars

By Godfrey Grima in Valetta

MALTA HAS stopped the importing of French cars in what appears to be a hardening trade exchange dispute with France. A shipment of cars which has already arrived on the island has not been allowed to leave customs, while Government officials are refusing to indicate whether the ban is permanent or not. The Government has also announced that goods imported from France in future must be covered by a Trade Ministry licence.

The Maltese measures follow French restrictions on Maltese wine imports. Malta apparently started exporting wines to France this year which explains why no figures are yet available.

On the other hand, Malta imports about 500 cars a year from France at a cost of roughly 100,000 Maltese pounds (£125,000).

In a bid to maintain a healthy balance of payments, Malta is taking a hard look at its imports bill. Other than taking over the importation of 14 essential commodities, the island's Ministry of Trade is restricting the importation of various goods.

In a statement issued yesterday the island's Chamber of Pharmacists complained that restrictions on the importation of certain medicines, shampoos and toothpastes was creating shortages. Last year the island imported close to £M300,000 worth of toothpaste and shampoos, mainly from Britain.

## EEC ships plan approved

BRUSSELS — The European Commission announced yesterday that it has approved a "scrap-and-build" programme to rescue the EEC's ailing shipbuilding industry.

The cost of the plan is estimated at \$400m for two years. Its general aim is the demolition of old ships totalling about 2m tons and the construction of new ships amounting to about 1m tons.

The plan is aimed at saving from 50,000 to 80,000 tons in shipyards and other industries. It would raise the Community's shipbuilding output from a projected 2.4m tons in 1981 to 3.4m tons.

The project will now be sent to governments of the member

states and the European Parliament for an extensive debate.

Italy is being flooded by steel imports from other EEC members and from countries outside the Common Market, the Italian steel industry association, Associazione Industrie Siderurgiche Italiane, (ASSIDER) said.

Imports in the first half of this year averaged 560,000 tonnes a month, exceeding the high levels of 1976 and 1977 when imports averaged 540,000 tonnes per month.

The pressure of imports on the Italian market remains heavy, with a sharp increase in August in steel imports from socialist countries, ASSIDER added.

Agencies

## NEWS ANALYSIS—BY HAZEL DUFFY

# Bearings battle resumes

AN ANTI-DUMPING investigation against Japan by the European Commission is a very sensitive matter, particularly when it has been told by the European Court that its treatment was too severe on a previous case.

Armed with greater powers, which were granted under regulations that came into force at the beginning of August, the Commission has announced that it is opening a new inquiry into Japanese exports of bearings to the EEC. Imports of bearings from three Comecon countries—the Soviet Union, Poland and Romania—are also to be investigated this time.

This investigation comes three years after the last. During that time, the Japanese share of the EEC market in smaller (up to 160 mm diameter) bearings has fallen from 22 per cent to 15 per cent. Most of the major manufacturers have also had some success in getting their prices up over the past year from the very low levels with which they had been stuck.

But FEBMA (the federation of trade associations) rejects any suggestion that the matter might be better left alone at the moment. From evidence collected from the manufacturers, it believes that the

Japanese are selling these bearings at anything from 15 to 65 per cent below the level on the domestic market.

In the supply of bearings to particular sectors, FEBMA maintains that the Japanese continue to have a very damaging effect. More generally, the feeling persists that the bearings industry is one that the Japanese set their sights on in the 1960s, and that if any relaxation in the battle against their pricing policy is allowed, they will resume their bid to increase market share.

The bearings industry offers a huge variation of type and size on the standard bearing. It is a highly capital intensive industry and the argument is that the Japanese, and increasingly the three Comecon countries as well, are eating into their standard products which form the "base load" of the industry.

Indeed, in the very small, high-volume ball bearings range, the Japanese may well already have a dominant position in the EEC. Furthermore, the argument goes, the pricing of the standard products tends to set the pricing for the rest of the range that manufacturers must offer if they are to stay in business.

In an industry which has shown little or no growth since 1974, most of the large companies which dominate the EEC have been forced to undergo rationalisation and the Japanese industry has also contracted.

In this highly developed international industry, individual companies have become increasingly disinclined to shout too loud about Japanese pricing. But it has always emphasised that it is not seeking protection, only fair competition.

The East European threat, meanwhile, has been growing. From an import penetration into the EEC of 3.7 per cent in 1974, the Soviet Union, Poland and Romania now have a 6.3 per cent share of the smaller (up to 160 mm) ball bearings market. They have been particularly successful in France, where they had 8.3 per cent of the market in 1978.

Ball and roller bearings are classically described as being used in everything that moves and flies. Quite apart from its industrial importance—the UK market, for instance, is valued at over £200m—they have a strategic consideration as well, a point which the European Commission has obviously borne in mind in going ahead with the investigation.



President Lopez Portillo



# THE EXECUTIVE SALOON FOR THE MAN WITH DRIVING AMBITION.

If you're a man of driving ambition, we present the perfect solution: the Lancia Gamma Berlina.

A test drive will prove to you or your chauffeur that it is the car capable of satisfying the driving instinct in the most demanding of motorists.

Beneath the bonnet is a powerful 2.5 litre engine which combines with a five speed gearbox to give impressive acceleration, leading to a top speed of over 120mph. While power assisted steering helps the Gamma Berlina handle like a car half its size.

The interior is extraordinarily roomy. Thick carpet is fitted door to door. And the seats, complete with adjustable headrests, are contoured,

thickly padded and covered in an elegant cloth fabric.

Naturally there are some impressive executive touches. Like electrically operated windows, a driver's seat that adjusts for both height and tilt, and an adjustable steering column.

Naturally too, there's the renowned Lancia front wheel drive for rocksteady handling and road-holding, and dual system brakes for exceptional stopping power.

You might think that such a well-engineered, well equipped car would, like some of its lesser rivals, carry a wickedly high price tag. On the contrary, the Gamma Berlina offers

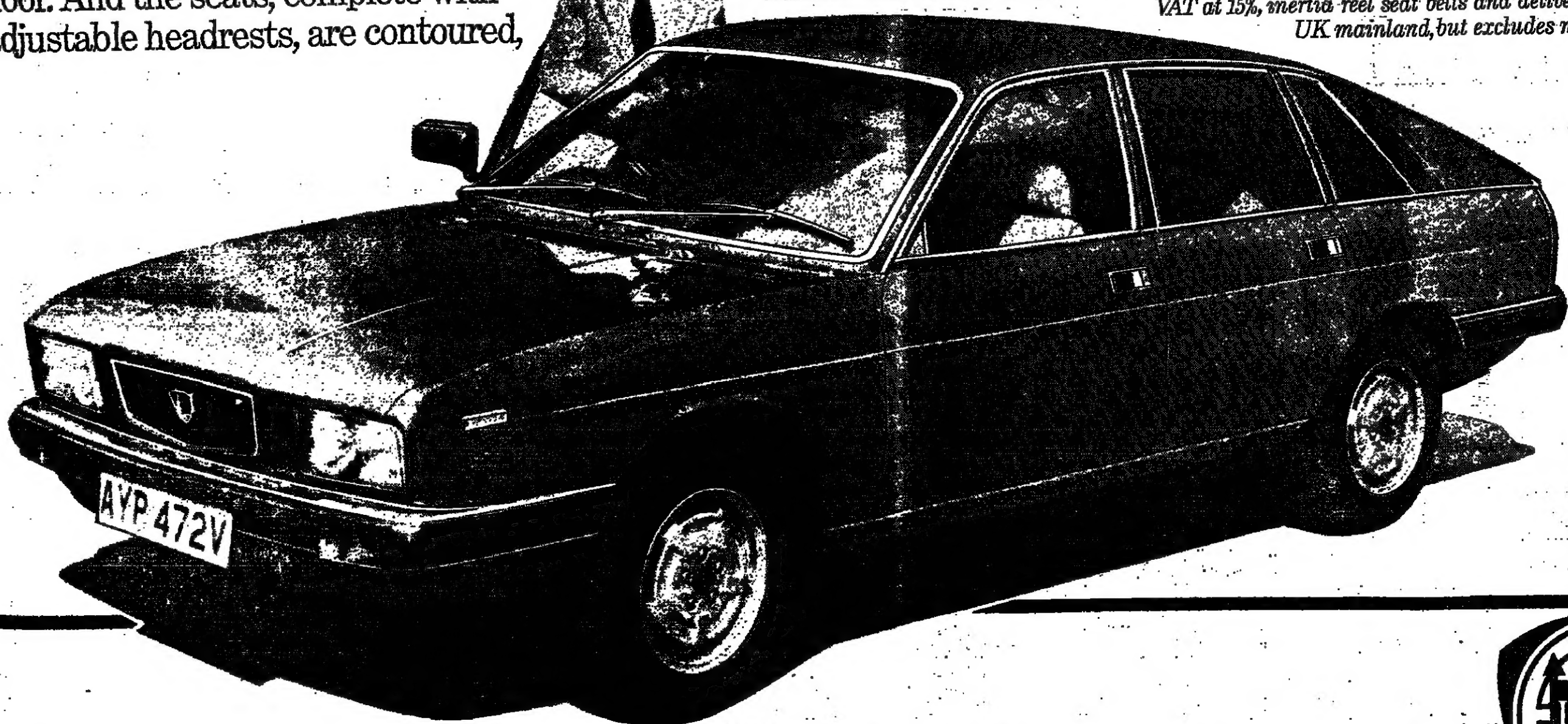
you luxury you can afford. (You might tell your financial director, too, that the new 12,000 mile servicing intervals practically halve the servicing costs.)

You, or your chauffeur, can test drive the Gamma Berlina at your Lancia dealer. At the same time, ask him about our special leasing schemes. Or if you are eligible to purchase a Lancia free of taxes, contact our Export Department.

## LANCIA The most Italian car.

Lancia (England) Ltd., Alperton, Middlesex.  
Tel: 01-998 5355 (24 hour sales enquiry service).

\*Price correct at time of going to press, it includes car tax, VAT at 15%, inertia reel seat belts and delivery charges on UK mainland, but excludes number plates.



The Lancia Gamma Berlina. £7,949.66\*





## UK NEWS

## Councils told: No more cash

BY PAUL TAYLOR

MR. MICHAEL HESELTINE, the Environment Secretary, said yesterday there would be "no more cash" to finance continuing increases in local authority expenditure.

In a tough speech to council leaders at the Joint Local Government Associations Biennial Conference in Scarborough, Mr. Heseltine said he would be asking local authorities to produce quarterly manpower figures.

Despite continuing warnings from some local authorities about the effects of planned spending cuts next year, Mr. Heseltine's tone, when referring to the Government's public expenditure plans, was uncompromising.

The Government had set spending targets for 1980-81 and targets for 1981 onwards would be announced shortly. Mr. Heseltine said the Govern-

ment did not intend to exceed them.

Rejecting suggestions, including those from the metropolitan authorities, that planned spending cuts could result in a drastic pruning of services—or rate increases of over 25 per cent—Mr. Heseltine said these rumours represented a "well orchestrated and possibly exaggerated protest."

Although the Government has asked local authorities to reduce local government White Paper expenditure figures for 1980-81 by 5 per cent, Mr. Heseltine said that, following spending cuts of 3 per cent this year, the planned cuts in 1980-81 represented only a further 1 per cent reduction in actual spending.

"However you represent that, you cannot add it up to more than 4 per cent over two years," he said.

Mr. Heseltine said he would like to reform the system for controlling capital expenditure, to make it more effective while giving local authorities more freedom to determine their own priorities with cash limits.

The key to overall local government expenditure is, however, now seen by the Government to be control of manpower levels.

Mr. Heseltine said the latest unpublished manpower figures showed that staffing levels had increased by 2 per cent between June 1978 and June 1979. Because of this continuing upward drift, he would be asking local authorities to publish quarterly manpower figures on a uniform basis for all individual authorities.

The Government is also to complete a review within six months of all local authority statutory functions. This could

lead to a reduction in the services local authorities are required to provide by central government.

Mr. Roy Hattersley, the Shadow Environment spokesman, immediately condemned the "bland figures" used by Mr. Heseltine and predicted that average rate increases in urban areas would be over 30 per cent next year.

Mr. Hattersley told Labour council leaders that he would back them if they chose to ignore Mr. Heseltine's demands for expenditure cuts. He said it was up to individual local authorities to decide whether to cut services or to increase rates.

Mr. Hattersley promised that the Labour Party would fight any attacks on local autonomy and would oppose the planned Local Government Bill, due to be published this autumn.

## Westminster may allow advertising on parking meters

By Maurice Samelson

WESTMINSTER CITY Council yesterday became the first authority in Britain to agree in principle to allow advertising on parking meters.

It is considering a plan which could eventually raise £50,000 over three years from about a third of the 10,000 meters under its control. This is small compared with the £17.4m fed into its meters since they were first installed 21 years ago. But the council said that in present economic conditions, the extra revenue was "not to be sneezed at."

The idea has been approved in principle by the council's highways and works committee and it will go out to tender once it is approved by the council's engineers. The Westminster decision will be watched closely by the advertising industry. But there was some confusion yesterday over who would have the final say.

The Greater London Council, which gives boroughs guidelines on meter charges and locations, said it regarded the Government as the "everlord."

The GLC had always opposed using meters for advertising on the grounds that there was enough to read on them already.

## Surprise

The Transport Department, however, refused to be drawn into the dispute and said the decision was entirely up to the local borough. Unless the department received representations from a GLC, "we'd just let them get on with it."

There was surprise, too, at the Halifax headquarters of Fisher Park, a leading supplier of meters in the UK and overseas. "We were under the impression that there is legislation preventing advertising here, although it is done on meters in Holland and France," it said.

Westminster, which introduced Britain's first parking meters, has discussed putting advertisements on them since 1967, but has always rejected the idea on principle. Some schemes were turned down because they involved putting plaques or boards on the meters.

Its agreement in principle is for the use of plastic stickers on the space—measuring about 2½ inches by 4 inches—under the instruction plate.

In the whole of Greater London there are 35,500 meters; Birmingham has more than 3,000 each; Glasgow, Manchester and Leeds about 2,000; Liverpool and Bristol about 1,000.

## Transport police 'losing fight'

Financial Times Reporter

BRITISH Transport Police said yesterday that it has only 1,864 men to patrol the country's railways and docks and the London underground, while vandalism has reached unprecedented proportions.

Although recruiting is said to be improving slightly, the force is still 450 short of establishment.

The figures were given after Mr. Eric Haslam, chief constable of the transport police, had said his force was "losing the fight" against hooligans who placed obstacles on the track or threw missiles at passing trains.

In the last issue of the British Rail house magazine, Rail News, he wrote "the most that can be done is to contain the situation and hope for some improvement as a result of an educational approach to young offenders who are mainly responsible for railway vandalism."

Mr. Basil Nichols, assistant chief constable in charge of operations, said his men were patrolling trouble spots in lone locomotives in radio contact with squad cars on nearby roads. Many offenders were children, often seven or eight years old.

British Rail said its total security bill was £5m, of which £2m went on manpower and investigation.

## Shore attacks West over monetarism

THE MONETARIST policies of Western governments are a social evil which will put all our societies, advanced and developing alike, under intense strain," according to Mr. Peter Shore, Shadow Foreign Secretary.

Mr. Shore, who was giving a lecture last night in Pennsylvania, U.S., said that with high unemployment and reduced world growth, these policies would lead to "beggary-my-neighbour" economic policies, to antagonism between trading nations of the most dangerous kind and to a still more perilous north-south rift between the developed and developing countries.

He said socialists had been feeble in defending the alternative Keynesian policy of increasing demand.

## Government withdraws backing for energy-saving centres

BY PETER O'CONNELL

THE DEPARTMENT of Energy, which yesterday launched a fuel-conservation campaign, is to withdraw its support from a £500,000-a-year scheme designed to save household energy consumption.

Mr. John Moore, Under-Secretary of State responsible for energy conservation, told the National Association of Building Centres that, because of public spending cuts, the Government could no longer finance 14 home energy-saving centres the association was to have set up.

At the same time, Prince Philip, sponsor of the UK conservation programme, announced the Government's contribution to an international

conservation month being run by 20 members of the International Energy Agency.

He said: "The month will be worthwhile if it can encourage governments and both industrial and private consumers not to waste what's left and to face the inevitable consequences of the increasing cost of oil and gas as supplies of these forms of energy begin to run out."

The Department of Energy said it had planned nearly 100 events to "provide an international focus for national efforts to stimulate greater public awareness of the continuing and long-term need for energy conservation."

Although October has been designated conservation month, the events begin now and continue until late November.

While the Department was outlining the local conferences, exhibitions and competitions, the association learned that its energy-saving advice centres—the first two of which were due to open in London and Liver-

pool next month—were in jeopardy.

Mr. Lloyd McLean, association chairman, met Mr. Moore yesterday in an attempt to produce a compromise. "We put a lot of time and effort into planning the new centres but it was clear the Government in no way was going to finance them. It's very odd that it does this on the eve of conservation month."

The energy-saving advice centres were to help consumers on loft insulation and other conservation measures following an agreement last year between the association and Mr. Anthony Wedgwood Benn, the Energy Secretary.

The Government had a six-month contract, costing £75,000, to pay four technical staff and two clerks in the two centres. They started work in July compiling information.

The centres were to be the forerunners of 12 more throughout Britain, costing £500,000 a year.

## 'No changes needed' for nuclear safety

BY DAVID RISHLOCK, SCIENCE EDITOR

A SAFETY review of the UK Atomic Energy Authority's nuclear reactors in the light of the U.S. accident on Three Mile Island last March showed that no significant changes in operation needed to be made, the authority said yesterday.

Sir John Hill, its chairman, complimented the U.S. Government's regulatory authorities for their "openness" in disclosing their findings from the accident.

As a result, Britain already knew the main lessons to be learned from the accident, he said. One was that each new nuclear design had to be studied very carefully—not only to ensure that the operator had all the information he needed for normal conditions, but also that he had all he needed for "upset conditions."

Sir John was presenting the UKAEA's annual report at a Press conference in London. He warned of the cost of demanding standards of safety from the nuclear industry greatly in excess of those of other British industries. Already

the public was paying for standards 10 times as high as in other industries, he said.

The UK authority spent £150m on research and development in nuclear systems in 1978-79, of which about £52m was for work on the fast breeder type of reactor. It earned an income of £55.3m from research contracts for non-nuclear work from other organisations. In addition, the Energy Technology Support Unit of the Department of Energy, based at its Harwell laboratory, is managing non-nuclear energy projects totalling £13.3m.

A public exhibition of nuclear power was opened in London yesterday at Central Hall, Westminster, by Sir Jack Rampton, permanent secretary to the Department of Energy. He said that for Britain to believe that it could manage without a sizeable contribution from nuclear energy was "very high risk thinking."

The exhibition, sponsored by the British nuclear power industry, is open to the public until October 4.

## Private sector pushes up building orders

BY MICHAEL CASSELL

NEW ORDERS for construction work placed during July were worth £966m at current prices, a 2 per cent increase on June figures, according to the Department of the Environment.

Orders, when expressed in constant prices, rose by 11 per cent during the three months to the end of July—4 per cent higher than the same period last year.

The DOE says the value of new public sector housing work taken on between May and the end of July fell by 8 per cent from the preceding quarter—and by 29 per cent from last year. Private housing contracts were 32 per cent higher in

value than the previous quarter and 10 per cent up on May-July, 1978.

The value of public works contracts in the three-month period was 13 per cent down on the previous quarter but 4 per cent up on May-July last year. Orders for private industrial construction work were 27 per cent up on February to April and 22 per cent better than a year ago.

Private commercial contracts placed with construction companies were 21 per cent higher than in the previous quarter and 12 per cent up on the same period last year.

## Civil servants' oil payment 'a serious error'

BY RAY DAFTER, ENERGY CORRESPONDENT

SIR JACK RAMPTON, permanent secretary at the Department of Energy, told Offshore Supplies Office staff that civil servants who authorised wrongful payment of over £82m to North Sea oil companies made "a serious error of judgment."

However, he accepted that while the decisions were taken without proper authority, and outside specified guidelines, they were generally in line with the Government's intention to give British industry a full and fair opportunity to establish itself in the North Sea.

The payments were made under an interest-relief grant scheme designed to help British suppliers win North Sea orders against competition from other countries which benefited from their own export credits schemes.

In a letter to staff, Sir Jack said most wrongful payments arose because civil servants allowed applications to qualify outside the time limit originally included in the guidelines.

This time limit was subsequently extended on the

grounds that it was unreasonably tight. Sir Jack said in these circumstances he could not see how the sweeping accusations about "waste of public money" and "losses" could be made.

Both the Commons public accounts committee and the Department are investigating the administration of the scheme, which is to be wound up this year. The EEC has complained it discriminates in favour of British industry.

Sir Jack, who apologised to the committee for giving wrong

## British Shipbuilders' work criticised by Poles

BY IAN HARGREAVES, SHIPPING CORRESPONDENT

BRITISH SHIPBUILDERS has been accused of "negligence, bad workmanship" and late delivery of the ships in its controversial £115m order for Poland.

The charges are made in a Polish newspaper, which circulates in the region where the customer, Polish Steamship is based.

The report, headed "Disillusioned," says that the 22 vessels are months behind schedule and that poor equipment and performance has led to "two thick slices" of correspondence with the Gdansk shipyard, which is building most of the order.

It quotes a Polish sea captain, who recently took delivery of one of the Gdansk ships. He says that by the end of the ship's third voyage, 27 major repairs were needed.

British Shipbuilders appeared surprised yesterday at the Polish Press onslaught,

although its acknowledged that several of the ships will be delivered after the original December 31 deadline.

It said that all five ships so far delivered had been "to contract," although "force majeure" claims had caused slippage on the original dates.

Several claims of force majeure—this refers to the system in compensation for delays caused by a subcontractor—related to late delivery of Polish equipment. There had been no problems with quality, the corporation maintained, and all vessels had met stringent Polish classification standards.

This latest outbreak of trouble over the Polish order is of most interest in assessing whether British Shipbuilders will have to make heavy penalty payments for late delivery.

The contract has already cost the Government many millions

of pounds, although the precise bill is not yet known.

Last-minute wrangles between shipowners and shipbuilders about who is to meet the cost of late delivery are common, but this dispute has an extra dimension in that the ships are to be owned by a joint venture company in which British Shipbuilders has a 50 per cent stake.

British Shipbuilders said late delivery had been caused by a wide variety of small problems inside and outside the business. Recent industrial action over the corporation's restructuring plan had caused little delay and the current engineering dispute was not affecting shipyards, it said.

About 10 per cent of the equipment for the 22 ships is being supplied from Poland. The biggest recent problem has been propellers, which are having to be re-machined.

## Campaign to compel Channel ships to carry expert pilots

BY JAMES McDONALD

SHIPS USING the English Channel could be forced to carry expert pilots if a campaign by English and French pilots is successful.

The national pilotage associations of the two countries will today hold the first meeting of the Franco-British Maritime Pilots Liaison Committee, whose object is to improve safety in the Channel.

Recommendations will eventually be put to the Royal Commission on the Prevention of Pollution.

Many ships going through the Channel without pilots were not particularly up to the mark

Pilots would help to ensure that ships kept to the traffic separation lanes.

The Government has resisted previous calls for compulsory pilotage in the Channel on the grounds that it would not be cost effective or make a significant impact on the safety problem.

The pilotage committee also intends to look at changes in navigational technology and in ship-to-shore communication systems.

The International Union of Marine Insurance annual conference in Edinburgh was told yesterday that the world ship-

ping industry is still reluctant to admit that safety lessons can be learned from major traffic control systems.

But although there is no accepted standard in traffic separation systems, progress on safety is being made on the technological front. For example, a new development in radar allows for the automatic disclosure of a ship's identity to any interrogator using the appropriate frequency. Simply by interrogation by the radar echo selected, the ship or a traffic officer can be provided automatically with the call sign, position and heading of another vessel, the conference was told.

## Benefit increases for the lower paid

BY ANDREW TAYLOR

INCREASES IN rent rebates, rate allowances and rate rebates are to be introduced in November, with extra benefits for those at work.

Mr. John Stanley, Minister for Housing and Construction, announced the increases yesterday.

He said that because of inadequate increases in 1977 and last year the average rent rebate or allowance for those in work had fallen by about 20 per cent compared with 1972 values. A similar fall had occurred for rate rebates.

This had produced a disincentive for the low paid to remain in work. The Government proposed to restore the value of rebates and allowances for those in work to 1972 levels.

The extent of allowances or rebates depends on family size, income and expenditure on rates and rents and is calculated against a notional needs allowance for each family size.

However, from November the first £5 of earned income will be ignored when calculating rebates and allowances.

This will provide an extra benefit for working people on low incomes. The policy is in line with the Government's concern about people within the so-called "poverty trap" who find themselves worse off by remaining at work.

The increases mean that a worker with two children, earning £80 and paying a rent of £6.50 a week and rates of £2 will receive housing benefits of £7.07 a week compared with the £5.47 he currently receives and the £5.42 he would get if unemployed.

Rent rebates and allowances and rate rebates can be claimed by people in both private and public accommodation—except those receiving social security benefits. The scheme is administered by local authorities although the bulk of funds are provided by central government.

There has been concern that a number of people eligible for housing benefits have not been claiming them. Last year only 55 per cent of people in private accommodation thought to be eligible for rent rebates and allowances actually claimed. In the public sector the take-up was 90 per cent.

About 2.7m people are thought to be eligible for housing benefits and the Government estimates the extra cost of providing the latest increases to be £62m in the current financial year.

It is not expected that the £685m set aside for rent rebates, allowances and rate rebates will need to be increased.

## Plastic goods makers forecast sales increase

BY SUE CAMERON

UK PLASTICS goods manufacturers are confident of a steady increase in sales during the second half of this year, and they are backing this with substantial investment, according to a report by the British Plastics Federation.

The report, published yesterday, was based on a survey of 125 companies, including machinery manufacturers and raw material suppliers as well as plastics processors. A total of 83 per cent of the companies expected an improvement in sales during the second half of 1979 and 56 per cent forecast an increase in turnover in the first six months of next year.

The majority of the companies surveyed—63 per cent—were plastics processors and 90 per cent of these said they were undertaking capital spending in the second half of this year. It was found that 55 per cent of them were investing in increased capacity.

The survey found that suppliers of polymers—plastics raw materials—were the least optimistic of those questioned. Since the beginning of this year raw material prices have risen sharply in line with increased oil prices but it was found that 70 per cent of plastics processors believed they would be able to cover their higher costs.

## Unit trusts fare better in August

UNIT TRUSTS fared slightly better in August than during the previous summer months, but the overall picture is still unexciting.

Figures released yesterday by the Unit Trust Association showed that August repurchases (units cashed in by investors) were down from £25.6m in July to £21.5m, with sales a little better at £21m (£20.9m). Net sales last month amounted to £9.6m, compared with £3.8m in July and £9.1m in August last year.

Unit trusts have been through a lean period this year, with net new investment at its lowest point for some time.

Mr. Edgar Palmountain, a former chairman of the Unit Trust Association and chairman of the M and G Group, said the latest figures were unexciting. "The fall-off in repurchases, however, gives some ground for supposing that what we said earlier in the year about people cashing in units in advance of the VAT increase was right."

Mr. Palmountain warned that the level of sales would equity market picked up.

## Banks link for pension fund venture

THE CO-OPERATIVE Bank and S.G. Warburg, a leading firm of merchant bankers, have combined to launch an investment management service for pension funds called the Co-operative Investment Management.

The immediate aim of the venture is to provide professional investment management for the pension funds run by the various co-operative societies and by trade unions. But the service is available to any pension scheme.

The services are being divided within the new company, The Co-operative Bank will be responsible for fixed-interest investments, and Warburg for equity investment—both UK and overseas—and property investment. But the advice to funds on the split of assets between fixed-interest and equities will be given jointly.

The Co-operative Bank will in almost all cases introduce the service to societies and trade unions, since invariably it provides the banking services.

## Compensation for savers

COMPENSATION worth some £2.25m is now being paid to 750,000 people whose National Savings payments were delayed as a result of industrial action earlier this year.

Payments of more than 50p will be made automatically in respect of all services, except the National Savings Bank Account. Claims are required for smaller sums although the Department hopes that not many will be made, because of the high administrative cost. The compensation has been calculated at 17 per cent and will be free of tax.

## NOTICE OF REDEMPTION

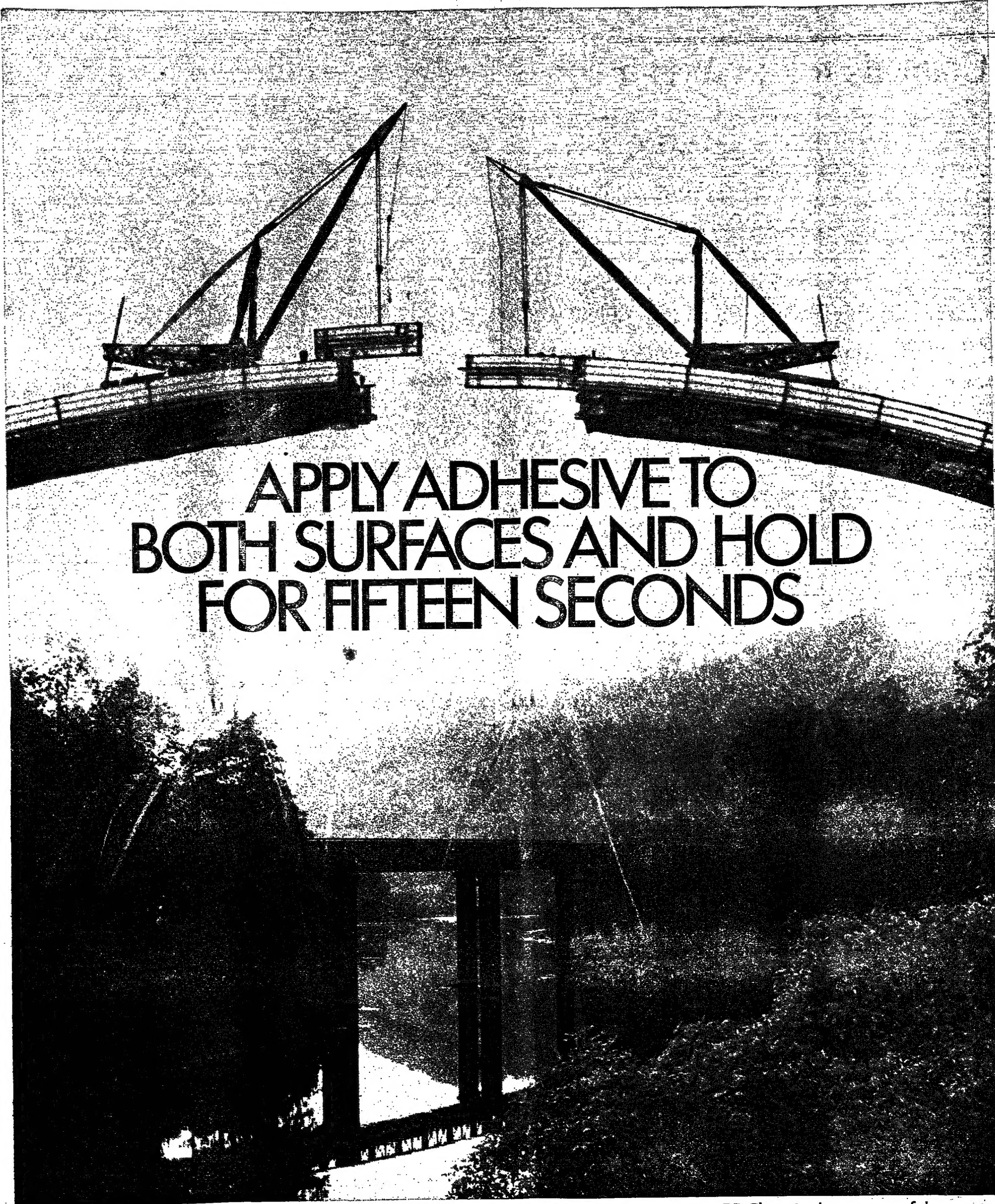
Holiday Inns Overseas Capital Corporation  
8% Convertible Subordinated Guaranteed  
Debentures Due 1985

NOTICE IS HEREBY GIVEN, pursuant to Section 3.01 of the Indenture dated as of October 15, 1979 between Holiday Inns Overseas Capital Corporation and Holiday Inns, Inc., Guarantor and Bank of America National Trust and Savings Association, Trustee (the "Indenture"), \$230,000 principal amount of Holiday Inns Overseas Capital Corporation 8% Convertible Subordinated Guaranteed Debentures Due 1985 (the "Debentures"), have been called for redemption on October 15, 1979 (the "Redemption Date") through the operation of the Sinking Fund at 100% of the principal amount thereof, together with interest thereon at the rate of 8% per annum to the Redemption Date. Pursuant to Section 3.04 of the Indenture, the Trustee has selected for redemption on October 15, 1979 the following Debentures to wit:

\$1,000 COUPON DEBENTURES, EACH BEARING  
THE PREFIX "M"

1	307	1357	3407	5480	9251	11795
2	308	1358	3408	5481	9252	12074
3	309	1359	3409	5482	9253	12180
4	310	1360	3410	5483	9254	12284
5	311	1361	3411	5484	9300	12282
31	312	1362	3412	5485	9301	12404
32	313	1363	3413	5486	9302	12405
33	314	1364	3414	5487	9303	12526
34	315	1365	3415	5488	9304	12527
35	442	1366	3416	5489	9324	12528
36	443	1367	3417	5490	9325	12529
37	538	1368	3418	5491	9326	12530
38	539	1369	3419	5492	9327	12531
39	538	1370	3420	5493	9328	12532
40	539	1371	3421	5494	9329	12533
41	540	1372	3422	5495	9330	12534
42	726	1373	3423	5496	9331	12535
43	727	2151	3831	7697	10421	13793
44	728	2152	3832	7698	10422	13794
45	834	2398	4157	8087	10545	13795
46	835	2399	4158	8088	10546	13796
47	836	2400	4159	8089	10547	13797
48	837	2711	4407	8160	10973	13798
49	838	2712	4408	8300	10974	13799
50	839	2713	4409	8301	10975	13800
133	840	2913	4522	8302	10976	13801
134	841	2914	4523	8303	10977	13802
135	1351	3083	5454	8888	11132	13803
136	1352	3084	5455	8847	11133	13804
137	1353	3085	5456	3247	11169	14136
138	1354	3086	5457	8248	11291	14145
230	1357	3087	5458	8249	11433	14149
235	1356	3049	5459	8250	11794	14325





## APPLY ADHESIVE TO BOTH SURFACES AND HOLD FOR FIFTEEN SECONDS

Replacing rivets and bolts with a super glue may seem a little far-fetched. At the moment. But already adhesives are moving into direct competition with traditional methods of joining materials, even in aircraft and car production. Larger structures could be next.

In this revolution BP Chemicals are playing a backroom, but significant part. Adhesives depend on solvents and, using our own basic feedstocks,

we produce one of the widest ranges of solvents in Europe and ensure that they are available when and where they are wanted. Without these vital, versatile products many industries wouldn't be able to produce many of the things the modern world needs—pharmaceuticals, toiletries, paints, detergents, printing inks, brake fluids, to name but a few. Including adhesives.

BP Chemicals are one of the founders of the European petrochemicals industry. Our direct access to the raw materials from within the BP Group provides security of supply.

This, together with our continuing investment in resources, service and product range, ensures that we continue to meet the needs of industry today, and the demands of the world tomorrow.

**BP chemicals-making it all happen**





## UK NEWS

# 'More pay for more work' — Howe

By Peter Riddell, Economics Correspondent

MANAGERS SHOULD tell employees that higher wages can be financed only by higher productivity, according to Sir Geoffrey Howe, the Chancellor.

In an interview in the September issue of *Director* magazine, published today, he says that the Government prefers not to intervene in detail in pay bargaining.

Managers have a "very substantial" responsibility, he says, to tell employees that higher wages can be financed only by higher productivity.

"I do not have sole responsibility for resolving the outcome of pay bargaining. What I can do is to regulate the growth of the money supply in total, and to try as hard as I can to spell out to people involved in pay bargaining that higher wages do not grow on trees."

After underlining the primary responsibility of management in this area, he says the central point is that "there is a link between output, improvement in performance and the right to higher pay."

"This is likely to be an increasing theme of ministerial statements during the next few months, in particular the series of major speeches planned by Sir Geoffrey."

In the interview, Sir Geoffrey hints at the possibility of a further reduction in the burden of income tax for the higher paid. He says there is already indication of the thresholds for the basic rate of tax (increasing from 30 to 33 per cent annually in line with inflation) and "if we were sure that we had reached the final structure for the higher rates, then clearly there would be a strong case for indexation of those as well."

## Birtley to build £18m coal plant

A CONTRACT worth over £18m for the construction of a coal washing plant has been won by Birtley Engineering, a Chesterfield-based company.

The contract is part of the National Coal Board's ten-year, £300m programme of coal preparation plant building and refurbishment. The board expects the programme, which is more than half finished, to be completed by 1985.

The latest plant, at Wooley Colliery, Barnsley, will take two and a half years to complete.

## HOW THE NEW ACT WILL OPERATE

# Guidelines on banking supervision

THE BANK OF ENGLAND has today published a Handbook of Banking Supervision detailing how the 1979 Banking Act will be implemented. The Act, marking a major departure from the old tradition of self-regulation in the City, is the first comprehensive banking legislation the UK has had.

The Handbook falls into four parts: a summary of the Act in layman's language; an explanation of the manner of its implementation and the procedure to be followed in making application; the prudential criteria which will be used for on-going supervision purposes; and a list of recognised banks and licensed deposit-takers the last two sections to be published within the next 12 months.

The Banking Act provides a statutory framework for the authorisation and supervision by the Bank of England of all deposit-taking institutions not already subject to separate legislation, such as building societies and savings banks.

The Act provides that it is an offence to take deposits from the public without authorisation by the Bank of England. Two main forms of deposit-taking authority will be available. Recognition as a bank will be granted to institutions which meet certain criteria relating, in particular, to high reputation and standing in the financial community and the provision of a wide range of banking services, or a highly specialised banking service.

Other institutions which are competently and prudently managed will be licensed and described as licensed deposit-takers. Apart from establishing

'It is not expected that the Bank will regard as fit and proper persons with criminal records, especially in connection with fraud.'

a two-tier structure in the banking sector, the Act also provides for the creation of a deposit protection scheme to which recognised and licensed institutions will be required to contribute.

One of the most interesting features of the Handbook sections so far published is the insight on how the Bank proposes to judge whether an institution has a high reputation and standing. It is providing a wide range of banking services and is carrying on its business "with integrity and prudence and with appropriate professional skills."

The Handbook also provides for the creation of a deposit protection scheme to which recognised and licensed institutions will be required to contribute.

The Act provides that it is an offence to take deposits from the public without authorisation by the Bank of England. Two main forms of deposit-taking authority will be available. Recognition as a bank will be granted to institutions which meet certain criteria relating, in particular, to high reputation and standing in the financial community and the provision of a wide range of banking services, or a highly specialised banking service.

Other institutions which are competently and prudently managed will be licensed and described as licensed deposit-takers. Apart from establishing

'It is not expected that the Bank will regard as fit and proper persons with criminal records, especially in connection with fraud.'

a two-tier structure in the banking sector, the Act also provides for the creation of a deposit protection scheme to which recognised and licensed institutions will be required to contribute.

One of the most interesting features of the Handbook sections so far published is the insight on how the Bank proposes to judge whether an institution has a high reputation and standing. It is providing a wide range of banking services and is carrying on its business "with integrity and prudence and with appropriate professional skills."

The Handbook also provides for the creation of a deposit protection scheme to which recognised and licensed institutions will be required to contribute.

One of the most interesting features of the Handbook sections so far published is the insight on how the Bank proposes to judge whether an institution has a high reputation and standing. It is providing a wide range of banking services and is carrying on its business "with integrity and prudence and with appropriate professional skills."

The Handbook also provides for the creation of a deposit protection scheme to which recognised and licensed institutions will be required to contribute.

One of the most interesting features of the Handbook sections so far published is the insight on how the Bank proposes to judge whether an institution has a high reputation and standing. It is providing a wide range of banking services and is carrying on its business "with integrity and prudence and with appropriate professional skills."

BY PETER RIDDELL, ECONOMICS CORRESPONDENT

CAPITAL spending by manufacturing industry has fallen so far this year—in contrast to official expectations of a further rise.

Revised estimates published yesterday by the Department of Industry show that the volume of manufacturing investment between April and June was \$930m (at 1975 prices and seasonally adjusted).

This is \$35m less than the provisional estimate published last month and is roughly 2 per cent less than the total for the previous three months.

In the first six months of this year the volume of investment fell by 3 per cent compared with the second half of last year and by 2 per cent compared with the same period in 1977. This follows a steady rise between 1976 and 1978.

The Department's intentions inquiry in early June projected a rise in manufacturing invest-

ment this year of 2 to 5 per cent over the 1978 levels. The next survey will be published on October 1.

The shortfall may be partly explained by the impact of the winter weather and labour disputes and it is also likely to reflect the impact of the squeeze on profits and liquidity. Most forecasters expect investment to fall next year.

The latest figures show that the coal and petroleum products sector managed to increase its spending by more than a fifth in real terms between the second half of last year and the first six months of this, while the vehicles industry reported a 17 per cent rise.

Three sectors—textiles, leather and clothing, drink and tobacco, and the paper, printing and publishing groups—achieved rises of less than 4 per cent. The remaining industries recorded falls in invest-

ment, with the largest declines being 17 per cent for instrument and electrical engineering, 12 per cent for iron and steel and about 3 per cent for chemicals.

The manufacturing figures may be slightly distorted to the extent that companies have increasingly been obtaining capital goods through some form of leasing or rental arrangements rather than by purchase. Goods acquired in this way are classified according to ownership and mainly come under the distributive and services category.

Indeed the growth of leasing may account for part of the continued buoyancy of distributive and services investment. This amounted to \$1,290m (at 1975 prices and seasonally adjusted) in the second quarter.

This was \$5m more than the provisional estimate and 74 per cent more than the outcome in the previous three months.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

A further \$555,000 will go to the extension of water treatment works at the Colford reservoirs in Cornwall. Scotland is to receive \$2m for building a bridge at the Gort Bay pier on Tiree, and roads elsewhere.

The Irish Republic will receive \$15m from the fund, much of which will be spent on providing microwave radio links for telephones between Dublin and Sligo.

The Co-operative Bank, in Skelmersdale, Lancashire, receives \$258,000 of the \$35m investment grant to the north-west.

## £31m grant from EEC fund

BY PETER O'CONNELL

THE UK is to receive £31m from the EEC's regional development fund to aid investment and reduce unemployment, it was announced in Brussels yesterday.

The largest slice £13.7m, goes to Northern Ireland—excluding £7.9m in the form of an interest subsidy on a loan already paid to help towards constructing Kilroot power station in Belfast.

It is the first time that regional aid has been paid in the form of an interest relief grant since the regional fund was set up in 1975.

The money goes to the European Investment Bank, which has loaned several million pounds to the Northern Ireland Electricity Service for the building of a power station, and represents a 3 per cent rebate on the interest repayments on the scheme.

There is also £3.7m to extend the aircraft apron and terminal building at Aldergrove Airport, Belfast.

Most of the £10m for the north of England is for developing 50 industrial sites and tourism, but the Automobile Association Insurance Services in Newcastle-upon-Tyne benefits by £353,000.

Mr. Gerry Draper, chairman of British Airtours, said yesterday that the airline was entering the 1980s with the most up-to-date charter fleet in the world.

It is a very flexible and competitive fleet, and with it can match the rates of any other airline in the business.

With both the TriStar 200s and 707s, we will be able to withdraw the remaining 707s. As a result, we expect to increase our share of the short-haul charter market and expand the fast-growing long-haul holiday market.

British Airways is introducing Apex fares on some European flights to Switzerland, Holland and Belgium from November 1. They will be up to 50 per cent cheaper than normal excursion rates, but will be available only on certain flights. Other conditions will also apply.

From London to Basel and Geneva, a return will cost £80.50, 23 per cent less than existing excursion rates. Bookings must be made and paid for one month in advance.

To Amsterdam and Brussels from Heathrow, a return will cost £49.50 on certain daily off-peak services, but no advance bookings will be required. Flights to Dublin will be reduced to £47 return. But the cheap rate will again be available only on certain flights and certain days, and must be booked and paid for one month in advance. Passengers must include a week-end in their stay.

The following are some of the relevant extracts: (1) High reputation and standing in the financial community. To qualify as a recognised bank, an institution must possess a high reputation and standing in the financial community. The financial community will be taken by the Bank, in interpreting this criterion, to embrace primarily the UK financial (and particularly banking) community but, where appropriate, reputation and standing in the international financial (and particularly banking) community will also be taken into account.

The Bank will be primarily concerned with the institution's reputation and standing as a provider of the banking services listed in paragraph 2 of Schedule 2 of the Act.

In forming its judgment about the reputation and standing of an applicant, the Bank may have regard to market opinion and take soundings among other institutions as appropriate. Other indications which may be relevant include:

● the individual standing in the financial community of the members of the applicant's management;

● the range and quality of its customers and counterparties (in particular its banking counterparties); and

● the range and quality of its correspondent relationships.

In certain circumstances the Bank may wish to take into account that certain relationships which might have been expected to exist do not, in fact, do so.

The requirement that high reputation and standing must in general have been enjoyed for a reasonable period of time reflects the need for an institution's reputation and standing to be demonstrably secure before recognition is granted.

While it is impossible to specify a precise period in this context, it would normally be expected that an institution should have enjoyed appropriate reputation and standing for a period prior to the granting of recognition measured in years rather than months.

Paragraph 1(2) of Schedule 2 provides that the Bank need not, however, delay recognition of a new or recently established deposit-taking business where the institution has one or more

correspondent banks with one or more of the following characteristics:

● the institution has a high reputation and standing in the financial community;

● the institution has a high reputation and standing in the international financial community;

● the institution has a high reputation and standing in the banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

## Costing overseas students

By Michael Dixon, Education Correspondent

THE LONDON Conference on Overseas Students says that the UK makes a profit of about £30m from foreigners on courses in universities, polytechnics and technical colleges. But the Government claims that Britain's 86,000 foreign students cost the taxpayer more than £100m a year, because the fees they pay cover only 40 per cent of the average cost of their courses.

Ministers are considering charging the full cost to overseas entrants from next year, apart from those whose poor circumstances justify financial aid.

The London Conference says in a document published yesterday that the Government's figures are calculated by taking the gross cost of a course and dividing it by the total number of students, both British and foreign.

This is an unfair method, the document argues, since up to half of the gross cost would be incurred even if no overseas students attended. The courses would then have to be provided for British students.

A more logical method would be to calculate the cost of providing extra places "on the margin" for the foreign students—which would reduce the Government's gross cost of £133m for the overseas contingent in 1976-77 to only £102m.

The London Conference does not question that many of the foreigners would be both willing and able to pay far higher fees

normal excursion rates, but will be available only on certain flights. Other conditions will also apply.

From London to Basel and Geneva, a return will cost £80.50, 23 per cent less than existing excursion rates. Bookings must be made and paid for one month in advance.

To Amsterdam and Brussels from Heathrow, a return will cost £49.50 on certain daily off-peak services, but no advance bookings will be required. Flights to Dublin will be reduced to £47 return. But the cheap rate will again be available only on certain flights and certain days, and must be booked and paid for one month in advance. Passengers must include a week-end in their stay.

The following are some of the relevant extracts: (1) High reputation and standing in the financial community. To qualify as a recognised bank, an institution must possess a high reputation and standing in the financial community. The financial community will be taken by the Bank, in interpreting this criterion, to embrace primarily the UK financial (and particularly banking) community but, where appropriate, reputation and standing in the international financial (and particularly banking) community will also be taken into account.

The Bank will be primarily concerned with the institution's reputation and standing as a provider of the banking services listed in paragraph 2 of Schedule 2 of the Act.

In forming its judgment about the reputation and standing of an applicant, the Bank may have regard to market opinion and take soundings among other institutions as appropriate. Other indications which may be relevant include:

● the individual standing in the financial community of the members of the applicant's management;

● the range and quality of its customers and counterparties (in particular its banking counterparties); and

● the range and quality of its correspondent relationships.

In certain circumstances the Bank may wish to take into account that certain relationships which might have been expected to exist do not, in fact, do so.

The requirement that high reputation and standing must in general have been enjoyed for a reasonable period of time reflects the need for an institution's reputation and standing to be demonstrably secure before recognition is granted.

While it is impossible to specify a precise period in this context, it would normally be expected that an institution should have enjoyed appropriate reputation and standing for a period prior to the granting of recognition measured in years rather than months.

Paragraph 1(2) of Schedule 2 provides that the Bank need not, however, delay recognition of a new or recently established deposit-taking business where the institution has one or more

correspondent banks with one or more of the following characteristics:

● the institution has a high reputation and standing in the financial community;

● the institution has a high reputation and standing in the international financial community;

● the institution has a high reputation and standing in the banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

● the institution has a high reputation and standing in the international banking community;

## Costing overseas students

By Michael Dixon, Education Correspondent

THE LONDON Conference on Overseas Students says that the UK makes a profit of about £30m from foreigners on courses in universities, polytechnics and technical colleges. But the Government claims that Britain's 86,000 foreign students cost the taxpayer more than £100m a year, because the fees they pay cover only 40 per cent of the average cost of their courses.

Ministers are considering charging the full cost to overseas entrants from next year, apart from those whose poor circumstances justify financial aid.

The London Conference says in a document published yesterday that the Government's figures are calculated by taking the gross cost of a course and dividing it by the total number of students, both British and foreign.

This is an unfair method, the document argues, since up to half of the gross cost would be incurred even if no overseas students attended. The courses would then have to be provided for British students.

A more logical method would be to calculate the cost of providing extra places "on the margin" for the foreign students—which would reduce the Government's gross cost of £133m for the overseas contingent in 1976-77 to only £102m.

The London Conference does not question that many of the foreigners would be both willing and able to pay far higher fees

normal excursion rates, but will be available only on certain flights. Other conditions will also apply.

From London to Basel and Geneva, a return will cost £80.50, 23 per cent less than existing excursion rates. Bookings must be made and paid for one month in advance.

To Amsterdam and Brussels from Heathrow, a return will cost £49.50 on certain daily off-peak services, but no advance bookings will be required. Flights to Dublin will be reduced to £47 return. But the cheap rate will again be available only on certain flights and certain days, and must be booked and paid for one month in advance. Passengers must include a week-end in their stay.

The following are some of the relevant extracts: (1) High reputation and standing in the financial community. To qualify as a recognised bank, an institution must possess a high reputation and standing in the financial community. The financial community will be taken by the Bank, in interpreting this criterion, to embrace primarily the UK financial (and particularly banking) community but, where appropriate, reputation and standing in the international financial (and particularly banking) community will also be taken into account.

The Bank will be primarily concerned with the institution's reputation and standing as a provider of the banking services listed in paragraph 2 of Schedule 2 of the Act.

In forming its judgment about the reputation and standing of an applicant, the Bank may have regard to market opinion and take soundings among other institutions as appropriate. Other indications which may be relevant include:

● the individual standing in the financial community of the members of the applicant's management;

</



## ENERGY REVIEW: GREECE

BY N. J. MICHAELSON, ATHENS CORRESPONDENT

## Ambitious plans to ride out the energy crisis

THE NEW energy crisis has hit the Greeks hard. It is threatening their Zorbaesque lifestyle and having the inevitable consequences on the country's balance of payments.

The crisis has prompted a major review of energy policy. Greece hopes to produce small quantities of its own oil in 1981, and is planning a series of nuclear reactors and to build natural gas pipelines to connect the country to Soviet and Algerian supplies. It also has some novel energy-saving plans up its sleeve.

Spasmodic energy-saving measures taken so far have aroused a great deal of resentment. One of these measures, staggering of working hours to alleviate rush-hour traffic jams, has met with violent opposition from bank employees. Two price increases this year have brought the price of petrol to the equivalent of \$3.75 a gallon (among the highest in the world).

Despite this and potential savings of up to \$3,000, Greek motorists continue to defy the ban on weekend motoring applied alternately to odd and even licence numbers.

The edict that all restaurants, casinos, nightclubs and other places of entertainment, such as the famous bouzouki clubs, must close by 2 am has deprived Athens of much of its appeal as a fun city and the restriction on lighting has made the streets hazardous. But the Government is adamant that Greeks will have to acquire a new sense of self-restraint if they are to ride out the energy crunch.

The core of Greece's energy problem is that 75 per cent of the country's total primary energy requirements are met by imported liquid fuels. Although these requirements, amounting this year to 9.6m tons, can still be fairly easily found, it is the endless prospect of further price increases and the long-term prospect of shortages which are the real issues to be tackled.

Just as significant is the indirect effect of the higher prices of liquid fuels on the domestic price level through their impact on production costs. This is natural since 32 per cent of the total quantity of liquid fuels is consumed by industry and 43 per cent by transport.

Total primary energy requirements are expected to increase

at 6.6 per cent per annum through 1980, a rate growth faster than that of GDP (5 per cent in 1980-85 and 4.5 per cent in 1986-90). Much of the projected energy demand growth is expected to be in industry.

Crude oil imports this year are expected to cost \$1,800m (about 22 per cent of the country's import bill), compared with \$1,300m in 1978, \$821m in 1974 (after the first steep rise in the price of oil) and a nostalgic \$65m in 1970. The gap in the balance of payments last year stood at \$1,250m and this year is expected to exceed \$2,000m, mainly because of oil.

Under inter-state agreements negotiated by the present Government, 5m tons of this year's crude oil will come from Saudi Arabia, 1.5m tons from Iraq, 1.2m tons from the Soviet Union and 500,000 tons from Libya. Under a long-term agreement with the Government, the Esso Pappas refinery in Northern Greece will supply a further 2.4m tons. The balance of the country's oil requirements is to be provided by the Vardiniotis and Latsis groups which own refineries in Greece.

## Wide spectrum

Under a three-year agreement reached earlier this year, Libya will increase its share to 3m tons from 1980. The Soviet Union will reduce its share to 1m tons and Esso to 1.8m tons.

The wide spectrum of suppliers is a result of the Government's policy of not putting all its eggs in one basket in the present uncertain climate. Strategically also, and mainly because of its disputes with neighbouring Turkey, the government feels that oil supplies from the Soviet Union, which have to pass through the Dardanelles, and from Iraq, much of which has to pass through the Iraqi-Turkish pipeline, should be supplemented from other sources. The main such sources are the Vardiniotis and Latsis groups.

Greece's four oil refineries have a total annual processing capacity of 19.5m tons of crude. Motoroil Hellas, which belongs to the Vardiniotis shipping family, is investing \$100m to expand its facilities near Corinth.

A major weakness, which the government has been slow to rectify, is the lack of sufficient

storage capacity, especially by the State.

The government now plans to increase State oil storage capacity by 2m tons to make it independent of the oil companies. Negotiations are under way with the Soviet Union to supply storage tanks for about 1m tons capacity.

To gain control over oil usage and thereby manage its oil debts, the Government is pursuing an energy policy aimed at the extensive exploitation of local sources of energy. The sources available in Greece are lignite, waterfalls and the oil deposits discovered by a foreign consortium off the north Aegean island of Thassos, all of which can be used as substitutes for imported crude oil.

Proven reserves of lignite in Greece amount to 3.6m tons (mostly in Western Macedonia and the Peloponnese), 70 per cent of which can be recovered, and there are indications that a further 1bn tons may exist. The country's exploitable water-power is estimated at 20m megawatt hours (MWh) per annum, of which only 4m MWh annually, or about 20 per cent, is currently being utilised for the generation of electricity.

The 1979-88 development programme of the Public Power Corporation (PPC)—Greece's state-controlled electricity company—calls for a tripling of lignite usage, the doubling of hydro-electric production and the introduction of nuclear power in 1987. Power generating stations of the PPC today have a total capacity of 4,831 MW. The PPC plans to increase

## GREECE'S RELIANCE ON IMPORTS

(in tonnes of oil equivalent)

	1974	1980	1985	1990
TOTAL PRIMARY ENERGY				
Demand	132	181	253	325
Domestic Production	3.5	5.3	9.8	14.1
Net imports	9.7	12.9	15.5	19.4
DOMESTIC PRODUCTION				
Oil	—	0.6	1.1	1.0
Gas	—	0.2	0.4	0.2
Coal	3.0	3.7	7.2	8.8
Nuclear	—	—	—	3.0
Hydro	0.5	0.8	1.1	1.1
NET IMPORTS				
Oil	9.3	12.3	14.5	18.1
Gas	—	—	—	—
Coal	0.4	0.6	1.0	1.3

Source: IEA National Energy Review

this capacity in the next decade to 11,526 MW with the construction of 12 new lignite-fired plants with a total of 3,600 MW, 24 hydro-electric units with 2,372 MW, seven oil-fired units with 528 MW and a 600 MW nuclear station. This programme will require an investment of about \$10bn, about half of it to come from internal and external borrowing.

Apart from oil's 37.1 per cent contribution to total electricity generation of 19,457 gigawatt hours (GWh), lignite now provides 47.6 per cent and hydro the remaining 15.3 per cent. By 1988, when electricity production will have

grown to an estimated 44,630 GWh, the share of crude oil is expected to be gradually reduced to 13 per cent, while that of lignite and hydro should increase to 74.5 per cent and 12.5 per cent respectively.

The policy of substituting domestic energy sources for oil in electricity generation is several years old but the government gave the go-ahead in July 1978 for the purchase of a 300 MW oil-fired station.

Mr. Miltiadis Evert, Minister of Industry and Energy, believes the real crunch in the international energy crisis will come in the late 1980s when demand for oil will exceed

supply by the oil-producing countries.

Despite the uproar created by the recent Harrisburg incident, Mr. Evert believes nuclear power plants are "a necessary evil of the future" and has given the green light to the PPC to undertake preparatory work for Greece's first nuclear power station.

Mr. Evert says the first plant will probably be installed on an island near Athens (Evboea has been mentioned as a possibility). Athens is the most earthquake-resistant area in the country.

The oil deposits discovered off Thassos late in 1978 will make Greece an oil producer of modest stature by early 1981. Two of the four drilling offshore platforms have already been positioned in the oil-bearing basin known as Priamos. The oilfield is expected to yield 25,000 barrels of high-sulphur content oil and 2m cubic feet of natural gas a day.

Plans to bring natural gas from the Soviet Union through Bulgaria and from Algeria through Italy must be seen as long-term projects because of the many difficulties involved, not least the forbidding cost—more than \$1bn.

Italy's State-owned Snam Progetti (a subsidiary of ENI) has been awarded a \$1m contract to prepare the study on the project to bring Algerian natural gas by submarine pipeline across the Adriatic from Italy.

Under the terms of full membership with the EEC, the

Government will have to liberalise its monopolistic grip on the oil sector within five years from accession. This will be done at the rate of 20 per cent each year. Just how it intends to do this is not clear and the 17 oil companies involved in the marketing of petroleum products in Greece are trying to start a dialogue with the Government on the matter.

As things stand, the Government controls the whole spectrum from the crude oil stage right down to the petrol station pump. Under an allocation system worked out between them, the marketing companies buy their petroleum products from the National Petroleum Service at fixed prices with the profit margins determined by the Government.

## Subsidisation

The prices the companies buy their products now do not reflect the real cost. The disparity in prices reflects Government policy to make car petrol subsidise gasoil which is used in public transport, industry, central heating and transport of agricultural products, thereby having a more direct effect on the cost of living index.

On the conservation front, the Government is reviewing all new industrial projects in terms of energy consumption; encouraging high petrol prices; continuing a policy of heavy and progressive taxation on cars; and giving strong support to public transport. A revision of PPC prices is being con-

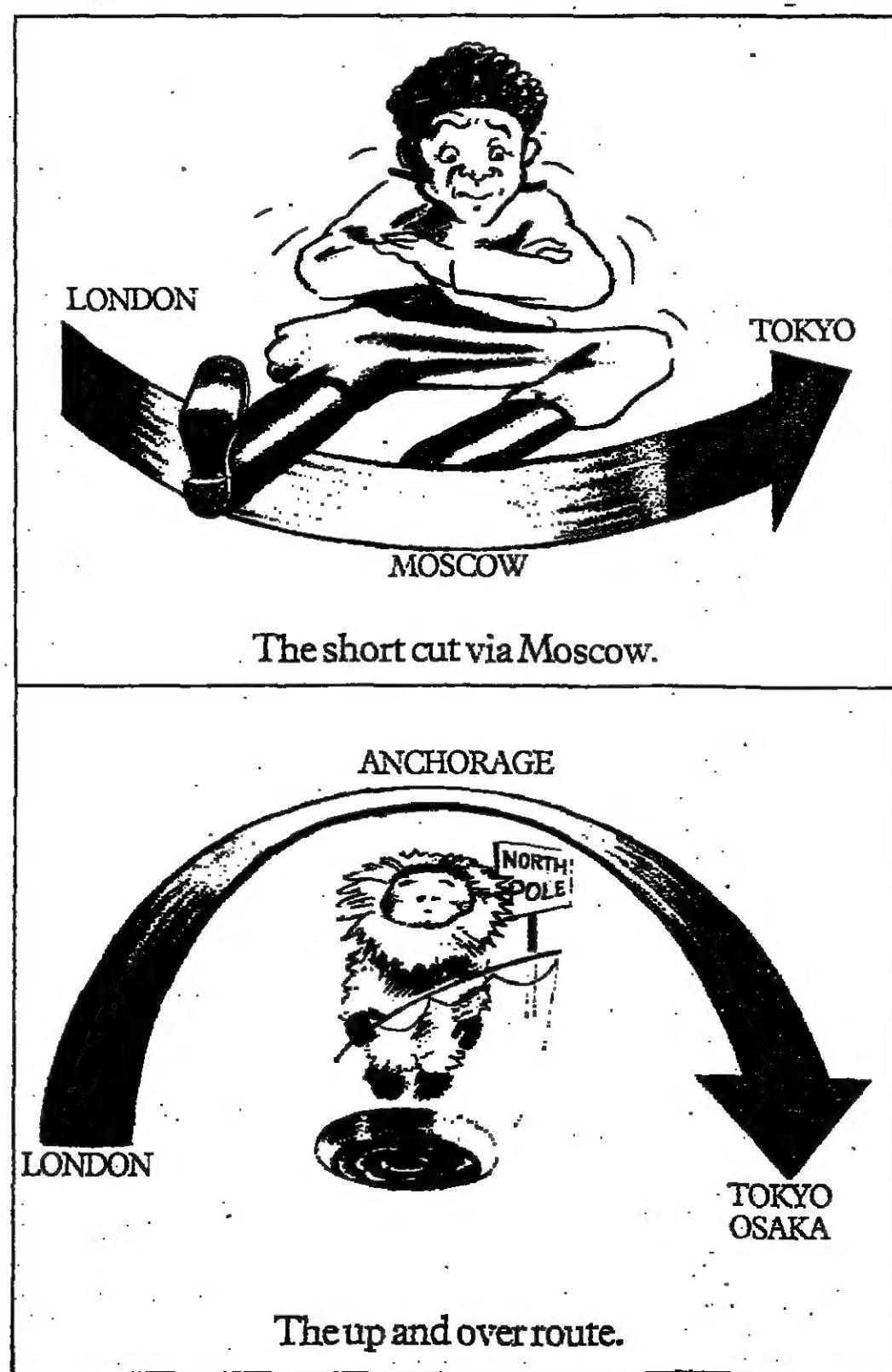
sidered to discourage excessive use of electricity by consumers. Measures to facilitate commercialisation of new technologies include tax incentives for the installation of domestic and industrial solar water heaters; and interest-free loans of up to 50 per cent of the investment involved for installations using new energy-saving processes.

Other energy conservation measures provide that all factories whose production requires heavy energy consumption must this year reduce energy consumed by 5 per cent below their 1978 level, and that all factories must, within two years, invest 3 per cent of the value of their mechanical assets (before deduction of depreciation) in energy-saving equipment and fittings.

According to Mr. Evert, the Greeks may soon be driving their cars with a mix of petrol containing about 7 per cent anhydrous alcohol produced from sugar beet. The new mix will be compulsory and will provide farmers with additional income from more extensive beet cultivation.

All this represents the type of comprehensive energy planning which few countries have succeeded in implementing. A question mark remains over whether the Government will be able to bring about the major education campaign necessary to win widespread support and whether, having so far lagged in introducing long-term planning, it will be able to do so successfully in this crucial sector.

# Fly the flag to Japan and you're sure to come across a Russian or a Pole.



Flying to the land of the rising sun via such far flung places as Abu Dhabi, New Delhi and Bangkok can give even the most resilient business traveller a certain sinking feeling.

At British Airways we fly to Tokyo and Osaka only by the two most direct routes.

Route one, the fastest, gives you the chance to spy a Boris or two when we make a refuelling stop in Moscow.

Route two takes you further North over the Pole and touches down in Anchorage, Alaska before winging its way to the East.

## Send us a card.

Getting you to Japan in good shape is only part of the British Airways service.

For instance, for a moderate charge, we can supply you with Japanese business cards.

(The exchange of cards is an essential part of business etiquette in this part of the world.)

Send us one of your English cards in good time before you leave and we'll have the Japanese versions waiting for you when you touch down in Tokyo.

For full details see your British Airways shop or Travel Agent.

楽しい空旅を  
(Have a good flight.)

British  
airways

We'll take more care of you.



## APPOINTMENTS

## Senior changes at F. W. Woolworth

Mr. S. J. Owen, chairman and joint managing director of F. W. WOOLWORTH AND CO., is to retire from the company on October 31. Mr. G. Rodgers, joint managing director, has been elected deputy chairman and chief executive, and Mr. H. R. Johnson and Mr. R. E. Jones become joint managing directors with immediate effect. The three newly appointed executives have all been with the company for a number of years. Mr. Rodgers joined in 1940, Mr. Johnson in 1942, and Mr. Jones in 1954.

Mr. Shirley Rame has joined CVC SCIENTIFIC PRODUCTS, of Wokingham, Berkshire, as European product manager, distillation systems and components.

Mr. D. R. Clarke and Mr. D. M. White have joined the partnership of LAURENCE PRUST AND CO., stockbrokers.

Mr. Derek Collins has been appointed to the Boards of the RANK CITY WALL group of companies the parent concern is Rank Organisation. Mr. Collins joined City Wall in 1960 and has been previously manager for the last few years with responsibility for a substantial portfolio of investment properties within the group.

Mr. Michael Cook is to join ANDREW BUCHANAN AND SONS, of Harrow, in the newly-created post of general manager.

Mr. Robert Stephenson has been appointed managing director of the newly formed NORTH-FLEET TERMINAL, a subsidiary of Bowater-Scott Corporation. He was previously general manager of Thames Sire at Bowater-Scott. Mr. Philip Virgo, services director (Bowater-Scott) has become chairman of the new company and Mr. David Kay, manager of corporate finance (Bowater-Scott) has been made a director.

Mr. Ron Bennie has been appointed general manager of the international banking division of NATIONAL WESTMINSTER BANK from April 1, 1980. He will succeed Mr. Eric Carter who becomes deputy group chief executive (international business) on Mr. Harold Hitecock's retirement on March 31, 1980. Mr. Bennie has been managing director of Centre-File, part of NatWest group, since June, 1978. Previously he held appointments as area director of West End (Central) area and manager of Threadneedle Street Office in the City.

Mr. W. B. M. Duncan has been appointed to the Board of LEGAL AND GENERAL GROUP. Mr. Duncan is a deputy chairman of IMPERIAL CHEMICAL INDUSTRIES.

Mr. R. Kewell has joined the Board of PALMERS SCAF-

FOLDING as UK scaffolding director. Mr. G. Oakley and Mr. B. Huggins have been made northern and southern divisional managers respectively. Regional managers appointed are Mr. W. Hopewell (North East and Scotland), Mr. L. Root (South East) and Mr. L. Olive (offshore). Promoted senior executives are Mr. H. Dalton (UK hire and sales) and Mr. G. Harding (surveying).

The Secretary for Education and Science has appointed Mr. J. K. McDowall to be chairman of the governors of the FURTHER EDUCATION STAFF COLLEGE at Combe Lodge, Blagdon near Bristol. The appointment is initially for the unexpired period of the term of office of Sir Cyril English, who has resigned. Sir Cyril was appointed in November, 1975, for five years. Mr. McDowall is agent of the Bank of England at Bristol and has served on the governing body of the College since 1974.

Mr. V. Eugene Refalvy, vice president, has been appointed general manager of the London branch of the FIDELITY BANK, Philadelphia, Pennsylvania, with administrative responsibility for the bank's European commercial banking activities.

Mr. E. Woolfenden at present group financial accountant, MIDLAND BANK, has been appointed assistant general manager (group accounts) from October 1.

Mr. Peter Clancy has been appointed general manager and director of PARTINGTON HOMES, a subsidiary of Partington Construction (Holdings).

Mr. Alan Berry is the new chairman of the BBC's Midlands Advisory Council, which advises the Corporation on programme policy and content. He succeeds Mr. John Carpenter, who has finished his five-year term of office. Mr. Berry is director of the Coventry and District Engineering Employers' Association.

Mr. W. J. Utley-Moore has been appointed managing director of COMPUTING DEVICES COMPANY of the UK in succession to Mr. J. J. McLeane, who is retiring.

Mr. N. Brown has been appointed company secretary of HENDERSON-KENTON. The position was previously combined with that of director of administration and those responsibilities have now been divided.

Mr. D. H. S. Howard has been appointed a director of LRC INTERNATIONAL. Mr. A. L. Robinson has resigned from the Board and Mr. W. G. Jelley has retired.



**EDITED BY ARTHUR BENNETT AND TED SCHOETERS**

Badische Kommunale Landesbank · D-6800 Mannheim 1  
(West Germany)

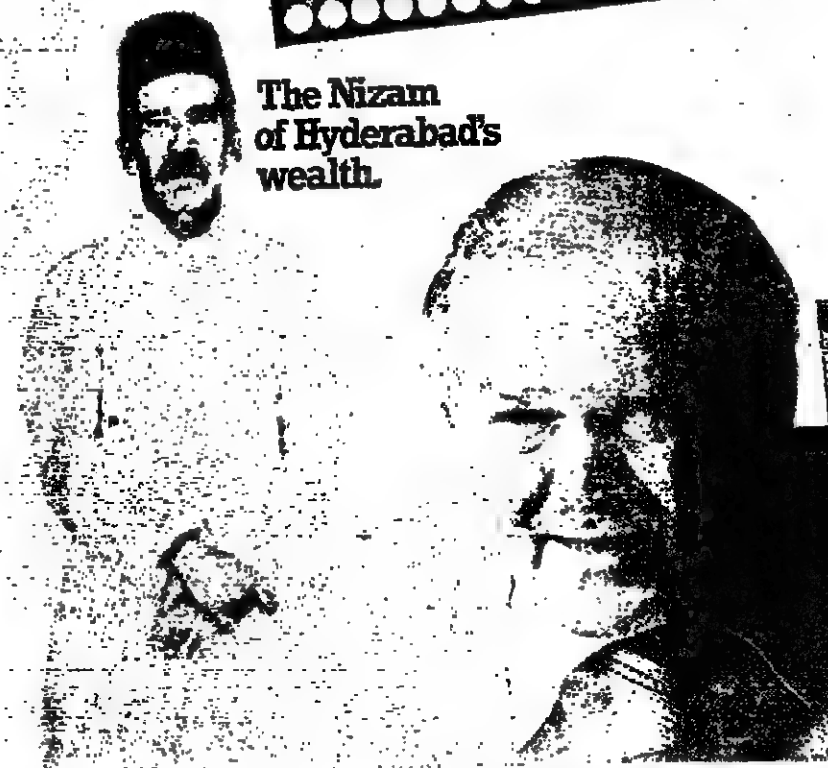
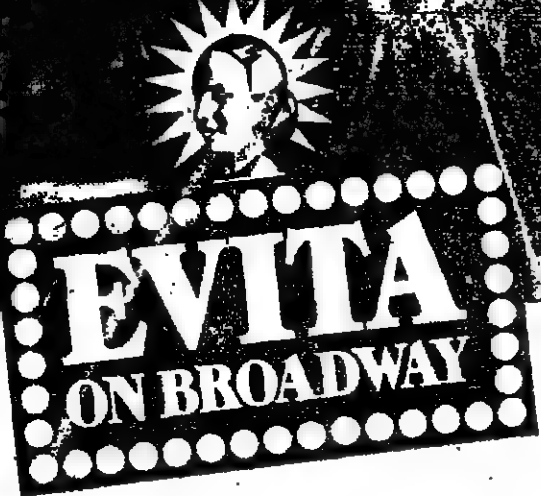
هكذا من الآن



# Kissinger-his verdict on the West.

## NOW! examines the way his major new book will influence Western policies.

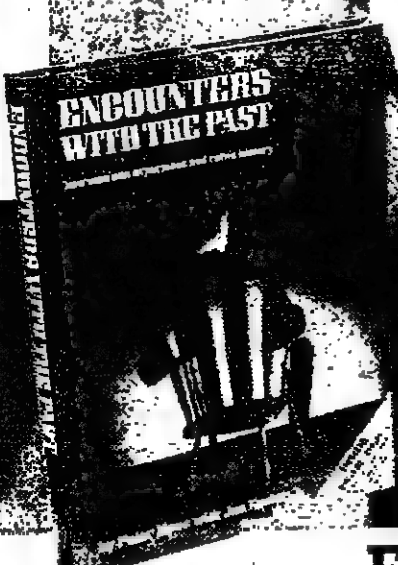
Henry Kissinger, the man who left Harvard to mould the foreign policy of the free world, is about to publish his memoirs. What is the verdict on where the United States stands today? Is the world now in greater danger of war? What impact will his views have on the policies of the Western Alliance? This week NOW! magazine examines these important questions.



The Nizam of Hyderabad's wealth.



Terry Duffy's three day week.



Exploring the past with hypnosis.

NOW! with the help of experts, investigates the case of Anne Dowling and the claims of a remarkable new book, "Encounters with the Past".



The man behind Lord Goodman.



Kathryn Samuel on fashion.



Richard Baker on music.



Kurds - the price of defeat.

This week in NOW! you can read about how the Engineering Union brought the three day week back to Britain; the tragic predicament of the Kurdish tribes in Iraq; the fortunes of Tim Rice and Andrew Lloyd-Webber on Broadway. Anthony Shrimley gives his views of Edward Kennedy; Patrick Huther says what should be done about British Leyland; Frank Johnson takes a look at Margaret Thatcher's relationship with the Unions; and Clive Barnes has been examining American Television. There's a profile of Lord Goodman, one of the most fascinating men in public life; and a look at the riches of one of the world's wealthiest men. A new letters column will give you a chance to compare your views of NOW! magazine with those of others. The Editor of the Sunday Times wrote in last week's Daily Mail: "When Frank Johnson, Patrick Huther and Clive Barnes get into their stride, they are worth 50p in themselves." And that's only three pages!

EVERY WEEK

# NOW!

The news magazine.

The first of its kind in Britain

50p



## MANAGEMENT

Hazel Duffy and Richard Lambert on a multi-national which has pulled in its horns

## Massey Ferguson ploughs a straighter furrow



The MF 2640, one of a new range of high horsepower tractors. In 2- or 4-wheel drive, the tractors have been designed to improve reliability and simplify servicing.

JUST OVER a year ago, Victor Rice found himself president of a major multi-national which was in serious financial trouble. In the year to October, 1978, Massey Ferguson lost U.S.\$257m, including extraordinary provisions of \$116m for such things as plant closures.

In the current financial year, the group should do better than break even. And in 1979-1980, Rice says, the group's return on assets employed will be significantly better than at any time in the last 15 years.

This radical turnaround has been achieved by pursuing a fairly classical policy of pulling in your horns where possible, and identifying what Rice calls the "core businesses". At the same time, Rice instituted what he calls a "massive internal overhaul" of senior management. And in the past couple of months, the group has become engaged in a major financial reconstruction. It will be some time yet before MF can safely claim that it is home and dry, but at least there can be little doubt that it is moving in the right direction. Rice has little hesitation in identifying the shortcomings of his predecessors. As a major tractor manufacturer on a worldwide scale, MF had nevertheless failed to secure a solid base in the single most important farm market in the world, namely North America.

And this was in spite of the fact that the group is based in North America (its head office is in Toronto). Even more serious, it had failed to see that the growth element in that market is in large farm equipment. While MF's major competitors, John Deere and International Harvester, have been moving in that direction for some years, it was not until last year that MF introduced a range of equipment in this category which could begin to compete.

## Share is smaller

The result is that while Rice estimates MF has around 20 per cent of the North American market for tractors in the 30-100 hp range, he admits that its share of the 100 hp-plus market is very much smaller. Sales of large farm equipment in North America are also less volatile than those of smaller equipment, bought mainly by large farms, demand has proved more stable.

MF's tractor sales policy has been heavily in the direction of the developing countries. Rice describes his predecessors as having an "almost missionary approach" towards supplying tractors and combines to the world in order to meet its food needs. But they failed to realise that to extend itself in this way,

MF needed the security of a strong equity base.

Over the past couple of years, MF found itself trapped by this dependence on the Third World. Credit problems for the Turkish Government and a political change of direction in Brazil, in particular, led to the virtual cessation of demand for tractors in these two important markets for MF. Prior to the downturn of the past couple of years, however, tractor demand had been very buoyant worldwide. But MF, in its zeal to supply the Third World, made what Rice sees as another "grave mistake". It starved its distributors in North America and Europe of supplies, and built up an image of MF being unable to deliver on time.

Rice believes that in the past year, MF has done much to overcome these problems. The new range of agricultural products introduced to North America last year, and since then to other markets, ensured that MF's range "is the best that it has ever been", says Rice. In fact, he describes it as the most positive thing that he inherited at MF.

Strenuous efforts have been made to improve the range of stocks being held by distributors. By July, MF's current assets show that products valued at \$200m were in the hands of North American dealers; the comparative figure was \$240m a year earlier. The dealership network is a very important asset in maintaining a strong sales pattern, and Rice stresses that a company can only hold on to its dealers if it can supply them with the products.

Tractor, combines and diesel engines are the three "core businesses" which Rice has identified. Production will be concentrated at a handful of factories—tractors in the U.S., UK and France (Detroit, Coventry and Bourges); combines in Canada and France (Brantford and Marquette); and diesel engines at Peterborough in the UK. The objective is to load these factories to the full year in and year out, and to improve the flow of production which, in the past, had been erratic.

All the other plants, which are scattered around the world, will have to live within their own means and make what head office deems to be an adequate return. One of Rice's innovations is a concept of risk-adjusted returns on average assets employed by which it

measures these investments. This means that, to justify its existence, a plant in Argentina must make more than one in Germany.

The "casualties" so far have included the diesel engine plant in Canton, Ohio, the tractor plant in Mexico (which MF sold off in the past month), while the future of Kilmarock, Scotland, will be decided shortly.

About a year ago, MF decided that combine production should be centred on only one plant in Europe, for reasons of greater efficiency. Marquette was the chosen plant, but MF said it would transfer baler production to Kilmarock, where combines had previously been made. In order to soften the blow, this would mean that 500 out of a total 1,500 jobs could be retained.

## Not an easy operation

Rice is very conscious of the bad image that multi-nationals present when they pull out of countries. He maintains that it is not nearly as easy an operation as the critics of multi-nationals sometimes assume. In the past year, however, the market for combines is even more depressed than when MF did its study on Kilmarock a year ago, and demand for balers has also softened. In the light of this, the complete closure of Kilmarock is obviously one of the options now being studied.

The slimming-down process at MF under Rice—worldwide the workforce has been cut back from 68,000 to 58,000—has resulted in casualties at the top of the tree as well. Out of the 16 people who now report directly to Mr. Rice, only one was previously a vice president. At the next level down, senior managers have been cut from 198 to under 160, of which nearly a quarter are new appointments. The management changes are a key element in Rice's strategy. Before he took office, he says responsibilities were confused; the group had simply run out of control.

Another fault, that his predecessors had, says Rice, was the idea of buying assets cheaply without worrying too much about the return—a "higgledy piggledy" investment policy. Thus MF bought the German construction equipment group,

Hanomag, in 1974. It was a disastrous investment. Last year, Hanomag lost a net \$40m. On his arrival, Rice put one man in charge—"something" that had never been done before", he has managed to reduce the losses to around \$10m this year and hopes to break even next. Disposal of the company, however, still seems to be the most likely course for MF.

Another example was MF's purchase of the Canton, Ohio, plant which had been built for White Motor Corporation in 1972 but never used. MF bought it in 1976, re-tooled it at considerable expense—it was, says Rice, a "super factory" for the production of diesel engines to the North American market. But MF found it could never get enough orders to operate at even a third of capacity, and this year it decided to cut its losses. A provision of nearly \$18m on the plant was included in MF's third quarter figures. The U.S. market is now being supplied with engines from Perkins in Peterborough.

Rice, a 38-year-old Englishman, came from Perkins, which has often been described by MF as the most attractive asset in the group. At the depth of its financial problems, MF tried to sell off a minority stake in Perkins, but without success. With the financial reconstruction which has now been arranged for MF, there is less pressure to raise cash through a Perkins sale.

Perkins has enjoyed a solid position as one of the world's major diesel engine manufacturers under MF ownership, but many people believe it is heading for a less successful period. They cite Perkins' strong presence in the industrial engine market, which will grow much less rapidly than the truck engine market, and the problems which could arise if MF's financial position

does not permit funds to be voted towards Perkins' development.

Rice dismisses this. He believes that Perkins' "tremendous technological experience" in the high-speed industrial engine will continue to present plenty of expansion opportunities. The truck engine, he says, will be made increasingly by the automotive companies themselves. Perkins' future in the truck engine will be through joint ventures with automotive manufacturers to enable Perkins to meet the huge tooling costs for a new engine line. The development costs of new engines will be met by Perkins on its own, says Rice, dismissing the suggestion in a recent Price Commission report that MF's finances might hinder development at Peterborough.

Nevertheless, R and D spending throughout the MF group is running below that of its main competitors. Rice believes that he has a "breathing space" until about 1981, thanks to the new farm equipment range that came out last year. But if MF is to keep pace with the products required by the North American and European markets, rather than the less demanding countries of the Third World, it will obviously have to devote a greater percentage of its expenditure on R and D than in the past.

## Losses cut equity

Likewise in capital spending MF has been lagging far behind its competitors. John Deere, for example, has just announced that it is spending \$350m on expansion in Europe alone over the next five years.

The major financial reconstruction in which MF is engaged is, at least as badly needed as the reshaping of its operating



Victor Rice, switching MF's emphasis from the Third World to North America and Europe.

structure. Last year's losses cut shareholders' equity by a third, and in July this year MF's total debt exceeded \$1.5bn, nearly 21 times greater than its net worth.

Rice believes that the group should not have more than 50 cents of debt for every dollar of equity—and a big step towards that target is the proposal to issue \$300m and \$500m of preferred shares and warrants for common shares.

The financing package will include a substantial private placement of convertible preferred with Argus Corporation or one of its affiliates. Argus, a holding company with major investments in Canada, is controlled by MF's chairman, Mr. Conrad Black, and his family interests, and as a result of the planned transaction the Argus stake in MF could rise from the

present 16 per cent to between 35 and 40 per cent.

Mr. Rice says he is entirely happy about such a prospect. Mr. Black took over as chairman of MF in August 1978 shortly after he became president of Argus, and a few weeks before Rice's appointment.

The finance costs of this preference stock should be significantly lower than that of the debt which it will be replacing. Rice hopes to have the new money by Christmas, and this is one important reason for his confidence about next year's profits.

There is also the substantial loss elimination at Hanomag and the closure of the Ohio plant to be taken into account.

Further reorganisation is on the way. Rice expects to be making a series of announcements over the next three or four months marking what he describes as "the final tidying up phase." He also claims that there have already been massive improvements in productivity which has helped to offset MF's high sales expenses.

The market place, too, is expected to be more buoyant next year. Farmers' cash receipts in North America are expected to be substantially higher this year than in 1978. Rice also thinks that Europe will be capable of modest growth in 1980.

Moreover some of the developing countries where MF is strongly entrenched are beginning to recover after catastrophic declines in recent years. Demand in Brazil has been very much better during recent months, and there are signs of a pick up in Argentina.

But it is clear that by ground 1982-83, MF will have to be in a position to invest very large sums of money on further development. Rice, who attributes his success over the last year to the fact that "I work very hard," must be well aware that there can be no letting up.

## Business courses

An Introduction to Corporate Planning, London, October 15. Fee: £45 (plus VAT) members, £80 (plus VAT) non-members. Details from Society for Long Range Planning, 15, Belgrave Square, London, SW1.

Strategy and Management of the Research and Development Function, London, October 29-31. Details from Bakkenist Management Consultants, Emma-plein 5, 1076 AW Amsterdam, Netherlands.

The Skills of Buying from Overseas, London, October 23. Fee: £65 (plus VAT). Details from Purchasing Economics Ltd., Fel House, 35, Station Square, Petts Wood, Kent BR5 1Z.

Industrial Marketing Management, Bradford, October 21-26. Fee: £260. Details from The Management Centre, Heaton Mount, Keighley Road, Bradford, West Yorkshire, BD9 4JU.

The EEC and the Multi-nationals, Brussels, October 24-26. Details from Management Centre Europe, avenue des Arts 4, B-1040 Brussels, Belgium.

The 1979 Corporate Finance Conference, London, October 10-12. Fee: £295 (plus VAT). Details from Institute for International Research, 70 Warren Street, London W1P 5PA.

Manpower Planning, Bedford October 28-31. Details from Professor Brian Wilson, Programme Tutor, Cranfield School of Management, Cranfield, Bedford, MK43 0AL.

Managing Your Sales Force, London, October 10-11. Details from AMR International, 6-10 Frederick Close, Stanhope Place, London W2 2HD.

The Future for European Business, Strasbourg, October 10-12. Fee: £395. Details from Seminar Secretary, The Administrative Staff College, Henley-on-Thames, Oxfordshire, RG9 3AU.

Social Science Inputs to Organisation Development, Brunel University, October 22-26. Fee: £265. Details from

The Secretary, Management Programme, Brunel University, Uxbridge, Middx. UB8 3PH.

Communications to an Audience, London, October 22-24. Fee: £250 (plus VAT) members, £387 (plus VAT) non-members. Details from British Institute of Management Conference Department, Management House, Parker Street, London WC2B 6PT.

The Entrepreneurial Businessman, London, November 1-3. Details from Eurotech Management Development Service, 13, Holder Road, Aldershot, Hants GU12 4RL.

Product Liability—Law and Practice, London, November 6. Fee: £95 (plus VAT). Details from AMD Legal, Accelerated Management Development, Six Sheet Street, Windsor, Berks.

Industrial Marketing Management, Bradford, October 21-26. Fee: £260. Details from The Management Centre, Heaton Mount, Keighley Road, Bradford, West Yorkshire, BD9 4JU.

The EEC and the Multi-nationals, Brussels, October 24-26. Details from Management Centre Europe, avenue des Arts 4, B-1040 Brussels, Belgium.

The 1979 Corporate Finance Conference, London, October 10-12. Fee: £295 (plus VAT). Details from Institute for International Research, 70 Warren Street, London W1P 5PA.

Manpower Planning, Bedford October 28-31. Details from Professor Brian Wilson, Programme Tutor, Cranfield School of Management, Cranfield, Bedford, MK43 0AL.

Managing Your Sales Force, London, October 10-11. Details from AMR International, 6-10 Frederick Close, Stanhope Place, London W2 2HD.

The Future for European Business, Strasbourg, October 10-12. Fee: £395. Details from Seminar Secretary, The Administrative Staff College, Henley-on-Thames, Oxfordshire, RG9 3AU.

Social Science Inputs to Organisation Development, Brunel University, October 22-26. Fee: £265. Details from

The Secretary, Management Programme, Brunel University, Uxbridge, Middx. UB8 3PH.

Communications to an Audience, London, October 22-24. Fee: £250 (plus VAT) members, £387 (plus VAT) non-members. Details from British Institute of Management Conference Department, Management House, Parker Street, London WC2B 6PT.

The Entrepreneurial Businessman, London, November 1-3. Details from Eurotech Management Development Service, 13, Holder Road, Aldershot, Hants GU12 4RL.

Product Liability—Law and Practice, London, November 6. Fee: £95 (plus VAT). Details from AMD Legal, Accelerated Management Development, Six Sheet Street, Windsor, Berks.

Industrial Marketing Management, Bradford, October 21-26. Fee: £260. Details from The Management Centre, Heaton Mount, Keighley Road, Bradford, West Yorkshire, BD9 4JU.

The EEC and the Multi-nationals, Brussels, October 24-26. Details from Management Centre Europe, avenue des Arts 4, B-1040 Brussels, Belgium.

The 1979 Corporate Finance Conference, London, October 10-12. Fee: £295 (plus VAT). Details from Institute for International Research, 70 Warren Street, London W1P 5PA.

Manpower Planning, Bedford October 28-31. Details from Professor Brian Wilson, Programme Tutor, Cranfield School of Management, Cranfield, Bedford, MK43 0AL.

Managing Your Sales Force, London, October 10-11. Details from AMR International, 6-10 Frederick Close, Stanhope Place, London W2 2HD.

The Future for European Business, Strasbourg, October 10-12. Fee: £395. Details from Seminar Secretary, The Administrative Staff College, Henley-on-Thames, Oxfordshire, RG9 3AU.

Social Science Inputs to Organisation Development, Brunel University, October 22-26. Fee: £265. Details from

**Announcing a new personal computing service for decision makers.**

**IBM's new CALL-VSPC service offers you the use of advanced computing facilities to give you a fast, efficient answer to your information requirements. It's designed for use by people with limited computer experience, as well as DP professionals.**

The right decisions now will help you make the right decision later.

Ask your IBM representative how CALL-VSPC can help you in today's complex business environment.

Or phone Ken Hope, IBM Marketing Support Manager on 01-866 0101.

**IBM**  
IBM United Kingdom Limited

Remote Computing Services, 210-220 Imperial Drive, West Nyack, New York 10994-2100

**The telephone of the future—Ez phone**

Remote cordless telephone system

- Award Winning Design
- Completely portable
- No plugging in
- No trailing leads
- No knotted cords

With an EzPhone you can make and receive telephone calls anywhere in or around the house: upstairs, downstairs, on the patio, by the pool—in fact, wherever you happen to be standing, sitting or moving around.

It's an invaluable timesaver in business, too—on the factory floor or building site, or in department stores, warehouses and offices.

And it's easy to install.

Write or telephone for full details to:

**BPA CONSUMER PRODUCTS**  
94a New Brighton Road  
Emsworth, Hants.  
Telephone: 02434 2430  
24 hour answering service  
A division of the BPA group of companies

# WHEN ONLY THE IMPOSSIBLE WILL DO SEND IT BY THE EMERY FIRST CLASS SERVICE



There are occasions when your whole business can depend on getting something somewhere fast. When you need little short of a miracle for your goods to arrive on time.

That's why we've invented the new Emery First Class Service.

To achieve the impossible.

Because when you send your freight by Emery, you're entrusting it to the world's most experienced air freight company. With more than 140 offices throughout the world.

And when you send your freight by Emery First Class, you're ensuring that it receives top priority at every stage.

From the minute it leaves your hands, to the time we deliver it at its destination. Anywhere in the world.

So next time you have an impossible freight problem, send it Emery First Class. Because to us, everything is possible.

**EMERY**  
Air Freight  
Everything's urgent to us.

LONDON: ASHFORD-MIDNEX 01-5921, BIRMINGHAM: 021-706 6491  
LEEDS: 0532-7622, MANCHESTER: 061-437, NEWCASTLE: 0292-70511

**EMERY**  
Air Freight  
Everything's urgent to us.

LONDON: ASHFORD-MIDNEX 01-5921, BIRMINGHAM: 021-706 6491  
LEEDS: 0532-7622, MANCHESTER: 061-437, NEWCASTLE: 0292-70511

**Crédit Industriel et Commercial**  
cic group

The leading private banking organisation in France

LONDON  
74 London Wall EC2M 5NE  
Telegraphic address: Canoncus Ldn EC2  
Phone 638 57 00 (20 lines)  
Telex 886 725 Canoncus Ldn  
Foreign exchange  
telex 888 959 Canonex Ldn

**THE FUTURE FOR PACKAGING**

All decision makers in packaging should be at the National Conference of THE INSTITUTE OF PACKAGING, to hear from authoritative speakers about key issues on marketing, managerial, technological, socio-economic and international fronts likely to influence the future of this huge and important industry.

at the Grand Hotel, Eastbourne,  
16-18 October 1979

Ring 01-954 6277 NOW for registration details.



# Exploring the past with hypnosis.

**NOW! with the help of experts, investigates a puzzling phenomenon documented in an important new book.**



This week NOW! magazine examines the claims of a remarkable new book "Encounters with the Past"

The book features, with others, the case of Anne Dowling. She is a normal Liverpool housewife, but under hypnosis she becomes Sarah Williams, a girl who died over 120 years ago, the victim of a brutal murder.

Her vivid testimony has convinced many people and puzzled others.

What is the explanation?



## Kissinger- His verdict on the West.

Henry Kissinger is about to publish his memoirs. What impact will they have on the policies of the Western Alliance?



**Anthony Shrimley**  
on the awfulness of  
Teddy Kennedy.



**Frank Johnson**  
writes about  
Margaret Thatcher and  
the Unions.



**Patrick Hutter**  
advises: What to do  
about Leyland.

This week in NOW! you can read about how the Engineering Union brought the three day week back to Britain; the tragic predicament of the Kurdish tribes in Iraq; the fortunes of Tim Rice and Andrew Lloyd-Webber on Broadway.

Anthony Shrimley gives his views of Edward Kennedy; Patrick Hutter says what should be done about British Leyland; Frank Johnson takes a look at Margaret Thatcher's relationship with the Unions; and Clive Barnes has been examining American Television.

There's a profile of Lord Goodman, one of the most fascinating men in public life; and a look at the riches of one of the world's wealthiest men.

A new letters column will give you a chance to compare your views of NOW! magazine with those of others. The Editor of the Sunday Times wrote in last week's Daily Mail: "When Frank Johnson, Patrick Hutter and Clive Barnes get into their stride, they are worth 50p in themselves." And that's only three pages!

EVERY WEEK

50p

# NOW!

The news magazine.

The first of its kind in Britain



## THE PROPERTY MARKET BY MICHAEL CASSELL

## £20m Cambridge Circus redevelopment to start

THE £20m-plus redevelopment scheme for London's Cambridge Circus is about to go ahead after a 20-year planning battle. In a deal signed this week, Norwich Union has bought the freehold of the site on the corner of Charing Cross Road and Shaftesbury Avenue from Cambridge Circus Investments, a joint company formed by Town and City Properties and National Freehold and Leasehold Properties. The total construction cost is to be met by Norwich Union.

CCI is to develop the site, much of which has been used as a car park since the last war, to provide 145,000 sq ft of offices and 28,000 sq ft of shops. A refurbishment scheme will provide an additional 25,000 sq ft

of shop and office space. As far back as 1959, conditional planning consent for 320,000 sq ft of offices was granted on the site by the former London County Council. Problems arose almost at once, mainly over the improvement of Charing Cross Road. In 1968, planning powers were transferred to Camden Council, which objected to the proposals. Camden applied for an injunction to prevent the Greater London Council, a part owner of the site, from selling its interest to Town and City. Eventually, T & C won and in March, 1977, the company reached agreement with Camden and the GLC over its plans for the site.

CCI is 55 per cent owned by T & C, with the balance held by National Freehold, whose shareholders are located next door to the site in the shape of the Phoenix Theatre.

Mr. Basil Winham, a director of T & C, said that, contrary to the original plan, all the buildings facing the Circus would be retained and renovated. "Most of the site has been little more than an eyesore since the last war and we are glad to be able to get on with the development after what has, by any standard, been a rather long wait."

Outside London, Town & City is currently developing the second phase of the existing Arndale centre in Poole and another Arndale complex in Eastbourne.

## CBI space goes out to tender

IN THE WAKE of its planned move to Centre Point, the Confederation of British Industry has instructed Jones Lang Wootton to find a purchaser for the lease of its 60,000 sq ft headquarters in Tothill Street, near Parliament Square.

The CBI owns the freehold on the Tothill Street building. It is close to NIOC House, the 200,000 sq ft complex which is being built for the Iranian oil company, but which may well end up with another occupier.

A £4m premium is being asked for the 125-year underlease on the CBI's ageing headquarters, together with a minimum rent of £150,000 a year.

The purchaser will have to carry out extensive modernisation (now costing anything between £30 and £60 a sq ft), and will be required to offer a proportion of the rack rental income after three years, when the refurbishment should be finished.

The property will be sold by tender, with offers closing at noon on January 8, 1980.

The CBI has a fairly short lease left on connecting space with an entrance in Dean Farrar Street and a purchaser will also have the option of taking this on and subsequently renegotiating.

The CBI is spending £3m on preparing its 15 floors at Centre Point and is due to move in next July. It will be paying about £8 a sq ft rent for the 100,000 sq ft taken.

## European Community is urged to adopt accommodation policy

THE BRUSSELS office market could be in for a major shake up if just a few of the suggestions outlined in a document prepared by the European Communities' Court of Auditors are translated into official policy.

The court has just prepared a report on the accommodation policies of the communities' institutions—the Commission, Parliament, council, and Economic and social committee—and its principle conclusion seems to be that no policy exists. The deficiency, it suggests, should be quickly remedied.

The report implies that previous attempts to establish the Communities' space needs, and options for financing and ownership have been piecemeal and half-hearted and that a well-defined accommodation policy is long overdue.

According to the court document, the EEC institutions rent just under 382,000 sq metres of space—office, social and storage.

In Brussels, space take-up has been growing at about 4 per cent a year since 1973, average rentals run at around £40 a sq metre, and all accommodation—with the single exception of a sports complex—is rented. The majority of leases are for around nine years.

In setting down what is known about future space requirements in Brussels, the

court of auditors says the commission is planning 89,000 sq metres of new space by 1982, and the council is expected to need a new building of 150,000 sq metres by 1985. The parliament is negotiating for a 32,000 sq metres building on Rue Belliard to house extra staff in the wake of this year's direct elections.

But the document is at its most interesting when it sets down some of the options for future accommodation policy. In suggesting that all the bodies involved should co-operate to forecast space requirements over five year periods, the court recommends the adoption of a common standards policy for space (perhaps implying the shedding of a lot of older accommodation), and says the potential for sharing should be fully examined.

The report calls on the institutions to consider seriously whether their apparent preference for renting continues to be sound financial management, or whether purchases would be more advantageous.

It suggests that, in some cases, they might well be better off facing up to capital and financing costs—and acquiring valuable assets in the process—rather than staying with rental agreements. Direct financing via the community budgets or financing by member states or third parties are put forward as alternatives.

The court says it understands why, with the lack of precise

indication of how long they might remain in their present locations, the institutions have not pursued a purchasing policy. Long-term planning of accommodation has, it says, been discouraged, and the choice of buildings has been determined almost exclusively by availability in the desired locations. The hope is that a better-defined policy will now emerge.

As for the implications of the court's proposals on the local office market, Mr. Michael Nicholson, of Knight Frank and Rutley's Brussels agency, says the waves could be big ones.

"There is an assumption that the community bodies will always rent and this could now be knocked firmly on the head."

"We could see a situation in which they will start to buy buildings or sites and go out to private contractors to get quotes for buildings. If they do enter the market to buy, we can expect negotiations to get tough, with the purchasers tending to rely more on external property expertise than has previously been the case."

The court of auditors says the fixing of accommodation standards for staff and the coordination of negotiating policies and conditions of renting have not received the attention they deserve. It hopes the position will change and warns that it may eventually make further audit examinations—possibly in relation to specific property deals—to see if the institutions have listened to what it has said.

## IN BRIEF

● Guinness Peat, the banking to commodities group, has sold its long lease on its 35,000-sq-ft office block, 16 Gracechurch Street, City, for £1m to a major private pension fund. The building is subject on 25-year lease to Central Trustee Savings Bank at annual rent of about £775,000.

● J. Salisbury is seeking planning permission from Liverpool City Council to build a 29,400-sq-ft supermarket, with a selling area of 15,000 sq ft, on a former butcher's shop and abattoir at Woolton.

● National Centre House, next door to the National Exhibition Centre at Shenton, Birmingham, has been sold by City of London Securities to U.S. National Cash Register for £2.8m. Bernard Thorpe acted for City of London.

● Haslemere Estates has let part of its refurbished office building at 27, Throgmorton Street, London, EC2, at close to the asking rent of £13 a sq ft. Haas Cotter, stock brokers, have taken about 2,300 sq ft and Chicago Mercantile Exchange 1,170 sq ft.

● Fleming Property Unit Trust has sold for £655,000 a Rotherham shop acquired in January this year for £475,000. In the last quarter it has purchased shops in Bedford, Huddersfield, Macclesfield and West Bromwich.

● Spillers has sold the remaining portion of the lease on its Cannon Street head office, near St. Paul's Cathedral, for £1.65m to Bernard Sanley, the landlords. The lease expires in 1981 with an option to extend for a further 21 years. Agents Pepper Angliss and Yarwood are looking for a single tenant.

## Metal Exchange moves house

THE LONDON Metal Exchange's search for modern space to replace its Dickensian City headquarters has led to British Land's Plantation House.

The Exchange, which has been in Whittington Avenue for about 100 years, plans to take 9,900 sq ft of space within Plantation House—once the home of the "soft" commodity market—for its new market floor and administrative offices, hopefully by the middle of next year.

On the ground floor, the LME will take a 15-year lease on just over 6,000 sq ft, including a 650 sq ft mezzanine floor to be

put in by British Land. The company is currently carrying out an overall improvement programme at Plantation House—now valued at £74.5m against the 1973 purchase price of £27m, but thought to be worth over £100m during the boom—which will ultimately add another 100,000 sq ft net to the current 354,000 sq ft net space.

On the third floor, the LME will occupy more room on a ten-year lease. The cost to it of equipping the new market area and office refurbishing is thought to be about £350,000.

Annual rent is likely to be

around £160,000 exclusive, making it a significantly more expensive address than Whittington Avenue.

But members' pressure to end overcrowding and improve facilities has made a move inevitable and the exchange believes the capital outlay can be met from present resources.

The lease on sale on Whittington Avenue, which has 13 years to run at a 1960 rent of around £25,000 a year exclusive, will certainly help meet the cost. Talks with a potential buyer are being held, and a figure in the region of £225,000 has been mentioned.

Upon instruction of  
**TSB**  
**CENTRAL TRUSTEE SAVINGS BANK LIMITED**

**3 Gracechurch Street  
London EC3**

**Premier self-contained Banking Building**

**Lease to be assigned**

- \* 34,700 square feet approximately
- \* Full air-conditioning and double glazing
- \* Car Park for 20 cars
- \* Reliance PABX-4 telephone switchboard
- \* Complete stand-by generator facilities
- \* Two fully serviced computer suites
- \* Occupation January, 1980
- \* Sub-basement vault

**Debenham Tewson  
& Chinnocks**

Chartered Surveyors  
Bangor House, Paternoster Square  
London EC4P 4ET  
**01-236 1520**



## Provincial and Suburban Offices

### Frome House, Bristol

132,000 sq. ft. New air-conditioned offices. Central Location.

### Heron House, Bournemouth

33,000 sq. ft. remaining. Car parking available.

### Milton Keynes

30,000 sq. ft. Self-contained building. Completion 1980.

### Hammersmith, W6

12,645 sq. ft. self-contained modern office building to let, very central position, substantial private car parking, early occupation.

### Richmond-upon-Thames, Surrey

14,120 sq. ft. New air-conditioned office building to be let, ready spring 1980. Town Centre location, car parking.

### Wandsworth, SW18

10,100 sq. ft. on two floors in attractive modern office building opposite 'Amdale Centre, to be let. Rental only £3.60 per sq. ft. EXCL. early occupation.

### Harrow, Middx.

23,270 sq. ft. new air-conditioned office building, to let, ready spring 1980. Close to Piccadilly Line. underground station. Substantial private car parking.

For further information.

103 Mount Street, London W1Y 6AS. Tel: 01-493 6040 Telex: 238558

## Industrial Properties

### Summer Street, Southwark

15,000 sq. ft. Factory to let. Under construction.

### Hackney, London N1

21,424 sq. ft. Freehold Warehouse/Office premises. For sale.

### Bury St. Edmunds

3,200-32,700 sq. ft. New Warehouse/Industrial units to let. Available October 1979.

### Rochester, Kent

1/2 acre-50 acres of Freehold Plots for sale.

### Elgar Road, Reading

4,500-92,000 sq. ft. Industrial/Warehouse units to let.

### Required for Clients

1. 100-150,000 sq. ft. Freehold Warehouse within 50 miles of North London.
2. 30,000 sq. ft. Factory within 5 miles of Wakefield.
3. 30,000 sq. ft. Factory including 8,000 sq. ft. of office space within 15 miles of Southampton.
4. 18,000 sq. ft. of buildings of approx. 1 acre in SE/SW London. Suitable for use as Builder's Yard.
5. 18,000 sq. ft. of buildings on 2 to 3 acres within 30 miles of Southampton. Suitable for use as Plant Yard.

For further information

33 King Street, London EC2V 8EE. Tel: 01-606 4060 Telex: 885557

## City Offices

### 27/28 Finsbury Square, EC2

58,238 sq. ft. Newly refurbished. Air-conditioned and carpeted.

### Moore Court, 1/6 Milk Street, EC2

32,625 sq. ft. New air-conditioned office development. Ready summer 1980.

### 24/30 Southwark Bridge Road, SE1

23,145 sq. ft. New air-conditioned office development. Ready early 1981.

### 105 St. John Street, EC1

10,300 sq. ft. Newly refurbished. Centrally heated and carpeted.

### 20 Cannon Street, EC4

6,000 sq. ft. on one floor. Air-conditioned and carpeted.

### 6 City Road, EC1

4,515 sq. ft. Refurbished office building. Centrally heated and carpeted.

### 3 Kings Arms Yard, Moorgate, EC2

4,319 sq. ft. Refurbished offices. Centrally heated and carpeted.

### 27 Throgmorton Street, EC2

1,225 sq. ft. 2nd floor. Modernised offices opposite Stock Exchange.

For further information

33 King Street, London EC2V 8EE. Tel: 01-606 4060 Telex: 885557



# Our new City office.

Chestertons City office is now at

28 Queen Street,  
London EC4R 1BB.

Telephone: 01-248 5022.  
Telex: 8812798.

This magnificent period building will provide us with much-needed expansion space for our departments handling:

City, Holborn and Provincial Office  
Agency and Development,  
Commercial and Agricultural  
Investment Valuation and other  
Professional work including  
Landlord & Tenant and Rent Reviews.



and in Mayfair, Kensington, Hyde Park, Little Venice, Chelsea, Notting Hill Gate

**Chestertons**  
Chartered Surveyors  
For all your property needs

## St Quentin offer a selection of Industrial and Warehouse Properties

### STAKEHILL INDUSTRIAL ESTATE

Middleton, Manchester.  
Phase 4, new warehouse and industrial units. 3,000-170,000 sq. ft. TO LET

### NORTH LUTON INDUSTRIAL ESTATE

Luton, Beds.  
Phase 2, new warehouse and industrial units. 4,000-90,000 sq. ft. TO LET

### BACKFELDS INDUSTRIAL ESTATE

Bristol.  
New development warehouse and industrial units. 11,000-25,000 sq. ft. TO LET

### THE INDUSTRIAL CENTRE

Greenford, Middlesex.  
New development of warehouse and industrial units. 4,000-150,000 sq. ft. TO LET

### CHAPMAN'S PARK INDUSTRIAL ESTATE

High Road, Wilmslow, NW10.  
New warehouse and industrial units. 6,000-44,000 sq. ft. TO LET

**ST. QUENTIN**  
Chartered Surveyors  
28 Queen Street, Place  
London EC4R 1BB  
Tel: 01-236 4040

**Victoria S.W.1**  
3960 sq. ft.  
Refurbished Office Building  
To Let  
**Vigers**  
FREDERICK'S PLACE  
LONDON EC2R 8DA  
01-606 7601

### 1,100 sq. ft. LEWISHAM

DETACHED SELF CONTAINED OFFICE, 20 YEAR LEASE, 16 YEARS UNEXPIRED

Situated in residential area. Ample street parking and on forecourt.

Central heating. Phones connected.

Ground floor ..... 795 sq ft

1st floor ..... 359 sq ft

£4,650 pa exclusive

Contact: William Allingham

Findlay Publications Ltd.

1 Copers Cove Road,

Beckenham, Kent

Telephone 01-450 4877

**INDUSTRIAL AND COMMERCIAL PROPERTY ADVERTISING**  
APPEARS EVERY FRIDAY

## K for Industry

### BEDFORD

58,450-260,000 sq. ft. Modern warehouse units. High specification. LEASE FOR SALE/TO LET

### BRENTFORD

New factory. 6,600 sq. ft. IMMEDIATE OCCUPATION

### DARTFORD

39,600 sq. ft. Warehouse/factory. LEASE FOR SALE

### HOCKLEY, Essex

20,000 sq. ft. Factory. TO LET

### EAST LONDON E16

Newly refurbished warehouses. 9,000 sq. ft. and 18,000 sq. ft. TO LET

### LONDON N11

New factory unit — immediate occupation. 22,265 sq. ft. TO LET

### SALISBURY

18,000 sq. ft. Factory. FOR SALE FREEHOLD

### TAUNTON

4,350-21,750 sq. ft. Factory/Warehouse units. TO BE BUILT

## King & Co

Chartered Surveyors  
1 Snow Hill, London, EC1  
01-236 3000 Telex 885485  
Manchester, Leeds and Brussels

## Hull. Advance Factories

Wide choice of advance factories available NOW. 1,500 sq. ft. to 15,000 sq. ft. Development Area Grants available.

Contact: Ian R. Holden, B.Sc. (Econ) M.B.I.M.  
Director of Industrial Development  
Kingston upon Hull City Council. 77 Lowgate, Hull.  
Tel: (0482) 222626.



Profit from Humberts' advice  
**Humberts**  
Chartered Surveyors, Land and Estate Agents  
London W2A 2DB. Tel: 01-242 3121

Hundreds of PROPERTIES  
Dozens of AGENTS  
A central source of INFORMATION  
**County Hall**  
Lancaster Circus  
Birmingham B4 7DA



## LOMBARD

## Same output for less work

BY ANATOLE KALETSKY

IT IS ironic that the question of working hours, which is at the centre of the bitter struggle in the engineering industry, has been regarded as a red herring by both unions and employers for so long that neither side now seems to recognise the real issues involved.

The unions extol the shorter working week as a cure for over-employment. But in fact, a reduction in working hours, by raising labour costs in relation to output, would be more likely to increase unemployment than to reduce it, unless it was accompanied by wage cuts or changes in working practices. The employers, for their part, behave as if suggestions of shorter hours were an affront to their intelligence and a threat to their very existence. In fact, constructive negotiations over working hours could provide employers with an excellent way to "buy" better productivity from their workers.

Unlike other incentives that employers can offer their workers, a cut in working time could permit output per manhour to be increased, without raising the employers' wage bill, or reducing the workforce. Suppose, as a simplified example, that an employer offers his workers a 5 per cent real pay increase. In return for guaranteed improvements in working practices which he expects will raise productivity by 10 per cent.

This may look like a reasonable deal for both sides, since the benefits of better productivity are equally shared. But the employer, saddled with a higher wage bill, will actually be worse off unless he sells at least half the extra 10 per cent of output that he now produces. If demand is slack, the unions may suspect that he will use the extra productivity to lay off 10 per cent of his workforce.

But suppose instead that the employer offers his workers a 5 per cent cut in working time, in exchange for the same improvements in working practices. He will now have 5 per cent more production, without any increase in his wage bill.

He may still have difficulty in selling the extra output, but he will certainly be no worse off than before the deal.

Classical economic theorists may protest that an employer should be able to dispose of all his output in a competitive market, provided that he charges the market-clearing price.

But productivity deals are struck by individual employers, struggling to sell their wares in individual, imperfect, markets. If employers and unions perceive no signs of expansion in their own markets, they may feel that, in return for better working practices, it is safer to agree a cut in working time, the status quo of output, wages and employment, rather than to opt for higher wages, which would involve selling extra output or making workers redundant, when demand starts to grow again. Production can be expanded on the basis of improved working practices.

Of course detailed productivity bargaining can only occur at plant- or company-level. National agreements, like the one in the engineering industry, cannot be based on promises of productivity improvements. To that extent the Engineering Employers' Federation is right to claim that accepting the unions' demands would be expensive and inflationary. But this begs the question of why the EEF believes that centralised bargaining over conditions is so essential.

It may be that employers and unions have simply not considered working hours sufficiently important to negotiate locally. The systematic working of overtime by most of Britain's manual workers has, at times, made the unions' declared policy of moving towards parity between white-collar and manual workers, with a 35-hour week, look ridiculous. Between 1948 and 1968, for example, the average basic week for manual men fell from 44.5 hours to 40.1 hours, but the average number of hours actually worked remained unchanged, at 45.6.

Since 1968, however, there has been a big drop in the amount of overtime worked. In the past four years, the difference between standard and actual working hours has been lower than at any time since 1953, when the campaign for a 40-hour week got off the ground. In part the reduction in overtime may be due to slow growth since 1974. But it also appears that workers' attitudes have only recently adapted fully to the reductions in working hours that occurred in the 1960s. We may now be on the threshold of another decade of reductions in working hours. Will employers and unions recognise the opportunities that this could provide?



KENT

THIS WEEK, a 37-year-old Kent businessman has begun an enterprise that he hopes will save many of his colleagues a wearisome journey of many miles and even hours when they want to make a trip to the near-Continent.

Air Kent, founded by Robin Paine, a former senior captain flying hovercraft between Ramsgate and Calais, began scheduled services on Monday between Manston airport, in the extreme eastern tip of the county, and Brussels and Rotterdam.

Using two eight-seater, Piper Navajo Chieftain twin-turboprop aircraft, Air Kent is making five flights a day each way every weekday between Manston and Brussels, and two a day each way between Manston and Rotterdam. Fares are £45 single to Brussels and Rotterdam, or £88 return.

Robin Paine's philosophy is simple. "At present, businessmen who live anywhere east of a line, say, from Dartford to New Romney, in an area which takes in Maidstone and other Medway towns, Ashford, and much of the East Kent Coast, have to travel up to 100 miles westward—in the wrong direction—on the ground, to get to Heathrow or Gatwick if

they want to go to Brussels, which is only 140 miles away. They have to travel, moreover, in horribly crowded conditions on the roads, and not much better in the air."

By offering them a simple air service direct to Brussels and Rotterdam from the former Battle of Britain airfield at Manston, he is providing not just a much simplified, cheaper and shorter journey, but many other conveniences, too.

"Car parking is free at Manston," he says, "which is something worth considering when one thinks of today's parking charges at either Heathrow or Gatwick. Driving conditions in East Kent are good, too, so there is a petrol saving. Ramsgate station is only two miles from the airport, with frequent taxis available, and regular trains to London, while rail services to North, Mid and West Kent are also good."

All the usual facilities will be available on board in the shape of duty-free goods, free drinks in flight, while coffee and other refreshments will be available on the ground at either end of the flight.

It is estimated that upwards of 100 business organisations in East Kent have personnel who travel regularly, and many of them make long hauls. Robin Paine's argument is that with Air Kent's excellent links, through relations with Sabena, through

which Air Kent bookings can be made, it will be possible to make a long-haul connection at Brussels just as quickly, and certainly more comfortably, for an East Kent businessman than travelling via Heathrow or Gatwick.

"We intend to give the week-day traveller many of the forgotten pleasures of old-style flying in the modern manner. I shall be there most days to welcome passengers and to escort them to their aeroplane and the pilots will be their travelling companions. We believe this is the kind of service the time-conscious businessman will appreciate. After 50 minutes of cossetting, he will step off in Rotterdam or Brussels beside the larger airlines, having saved a great deal of time, money and energy."

Setting up the new airline has not been easy. One major difficulty was winning the operating licence against the opposition of bigger airlines, genuinely frightened of potential business losses. Another was that of providing a full-time immigration service at Manston Airport—a battle that was only won after the personal intervention of Mrs. Margaret Thatcher, the Prime Minister, following questions in the Commons and a good deal of behind-the-scenes prodding from Mr. Jonathan Aitken, MP for Thanet East.

Robin Paine expects to carry more than 11,000 passengers

between Manston and Brussels and 5,500 between Manston and Rotterdam during the first year of the service. He has deliberately chosen the small, light-passenger, two-pilot Piper Navajo Chieftain because it is cheap to fly, and is a thoroughly well-proven aircraft world-wide, with a good spares and service backing in the UK.

He admits that, in the past, too many small new airlines have foundered because they were over-ambitious in the types of aircraft they used. "We are beginning small, and hoping to grow into the business, rather than starting big and hoping the business will grow into us," he says.

The Civil Aviation Authority, in granting Air Kent its licence to fly, accepted this argument, rejecting the objections of the bigger airlines such as British Airways, British Caledonian, British Islands Airways and even Hovershuttle, the hovercraft operator.

The CAA concluded that Air Kent should be able to operate profitably from a peripheral airfield such as Manston (where it will be the only passenger service operator) while being sufficiently small not to be a threat to the services of the big carriers from Heathrow and Gatwick. Air Kent, in fact, does not want to clash with its bigger brethren. "We feel there is room for us, and that we can



generate our own market," says Mr. Paine.

Robin Paine himself has been associated with travel all his working life. Born in New York in 1942, he joined British India Steam Navigation in 1959 as a deck cadet, and later obtained a Master Mariner's Foreign-Going Certificate and a Private Pilot's Licence. He served with Cunard on cargo routes, and as a chief officer with Townsend Ferries before joining Hovershuttle in Ramsgate in 1969 at the start of that company's cross-Channel hovercraft operations. He became a captain with Hovershuttle in 1971.

In 1971, Robin Paine, with two others, founded what is now Mariner Travel Services, one of East Kent's leading travel agency chains with five retail

outlets and a business travel department. It was through Mariner's customers that he first began to think of local air commuter services to the Continent. With some support from local businessmen and the City he set up Air Kent—the trading name of Thanet European Air Services—earliest this year, to meet the needs of local people and those from the Medway towns who "are fed up with the obstacle courses they have to negotiate in getting to either Heathrow or Gatwick."

"We have already gained tremendous encouragement from local industrial and commercial houses, who claim there is an urgent need for a service of this kind," he says. "Our aim is to provide that service, and to be confident we can grow with demand."

## Swinging Trio for Gold Cup

SWINGING SAM and Ishiyama, two offspring of the Six Year mare Hilda, could both win this afternoon. Swinging Sam is favourite for the Ladbrokes Ayr Gold Cup, and Ishiyama should be prominent in the Buchanan Selling Stakes.

Robert Armstrong's team is in tremendous form and it is not surprising to find only 8-1 available about Swinging Sam with

My narrow preference this afternoon, however, is for another son of Swinging Easy, John Sotcliffe's lightly weighted Swinging Trio. Although he ran inexplicably badly in a handicap at Ascot last time out, this son of Algarve probably put up with a more creditable display at Yarmouth and Salisbury within six days.

A length winner from Glenburnie while carrying 2 lbs more at Yarmouth, Swinging Trio followed up in far stronger company at Salisbury when disposing of the £3,000 Hare Warren today he is ridden by the 3 lbs claimer, Walter Swinburn.

If Swinging Trio can find his Salisbury form again (and I feel his Ascot running is best forgotten) he may be able to take advantage of the 19 lbs he receives from Swinging Sam. Ishiyama, who has come from Ripon, Hertfordshire, has not been out for a long while. But this bay daughter of Owen Anthony is reported in fine trim and I feel sure she would not

have been sent on this expensive trip were her connections not hopeful of winning. She is suggested as the afternoon's best bet at Ayr. Red Sox, who has not raced since June, can take a new lease of life at Newbury, Greenland Park, whose trainer W. Hastings-Bass, gained a victory through St. Theresa at Ayr on the corresponding day a year ago can land the Marlborough Stakes.

AYR  
2.00—Golden River\*\*  
2.30—Leat  
3.05—Swinging Trio  
3.25—Nationwide  
4.05—Ishiyama\*\*  
4.35—Dundurave  
5.05—Red Sox

NEWBURY  
2.00—Greenland Park  
2.30—Hembit\*  
3.00—Kile Our Queen  
3.30—Battle Wind  
4.00—Tudor Rhapsody  
4.30—Wadi Ali

## RACING

BY DOMINIC WIGAN

THE SPONSORS. The Newmarket four-year-old comfortably conquered On Summle in Redcar's Bass Rosebowl, then beat Touch Pirate more easily than the three-quarters of a length margin might suggest in Friends of the Variety Club Handicap at Ripon on the first of this month. Swinging Sam never looked in trouble in that event, and in giving 19 lbs to the runner-up he almost certainly put up a better performance than at Redcar.

One; North West (Manchester) Home Ground; South (Southampton) Cusden on location; South (Plymouth) Light; West (Bristol) Summer Serenade.

BBC 2  
11.00 Play School From Newbury  
1.15 pm Racing From Newbury  
4.15 International Badminton  
4.50 Open University  
5.55 Gardeners' World  
7.25 Mid-Evening News  
8.05 Kilvert's Diary  
8.20 John Laurie in "The Old Boy Network"  
19.00 "The Maltese Falcon," starring Humphrey Bogart, Peter Lorre and Sydney Greenstreet  
10.40 Late News  
10.55 Darts: The Unipart World Team Matchplay  
11.45 International Badminton (highlights)  
12.30 am Closedown

10.20 The Jack Benny Show (London and South-East only)  
10.45 Regional, National News  
10.58 The Late Film "Targets" starring Boris Karloff

All Regions as BBC-1 except at the following times:  
SCOTLAND—9.25-9.45 and 11.00-11.30 am For Schools. 5.55-6.20 Reporting Scotland. 10.15 Beechgrove Gardeners at Large—George and Jim Go Dutch (The gardening scene in Holland). 10.45-10.50 Regional, National News.  
WALES—1.45-2.00 pm Y Cwbl Bach (cyfres) Puppets. 2.42-2.52 Ysgolion. 5.55-6.20 Wales Today. 6.50 Heddiw. 7.15-7.25 Barney Bear. 10.15 Intermex on Interstate 5. 11.05 News for Wales. 11.06-11.55 The Rockford Files.

NORTHERN IRELAND—3.35-3.55 pm Northern Ireland News. 5.55-6.20 Scene Around Six. 10.15-10.45 Belfast (Portrait of HMS Belfast). 10.45-10.50 Regional, National News.

ENGLAND—4.54-5.00 pm Look East (Norwich); Look North (Leeds, Manchester, Newcastle); Midlands Today (Birmingham); Points West (Bristol); South Today (Southampton); Spotlight South West (Plymouth); 10.15-10.45 East (Norwich) Seven Burnham; Midlands (Birmingham) Erosions of Grandeur; North (Leeds) Atkinson, Hubby; North East (Newcastle) Two-to-

Channel is the only IBA company transmitting programmes during the present industrial dispute. Details of this local service are given below.

1.20-1.30 pm Channel 4 News. What's on Where. 5.00 Puffin's Birth. 5.55 News. 6.00 Kuen Kum. 6.20 Friends of Man. 6.00 Report at Six Extra. 7.00 McMillan. 8.15 Feature Film: Call of the Wild. 8.30 Channel 4 News and Weather. 9.10 Mantic. 9.15 News in French.

RADIO 1  
(S) Stereophonic broadcast  
5.00 am As Radio 2. 6.00 Dave Lee Travis. 8.00 Simon Bates. 11.25 Paul Burnett. 2.00 pm Andy Peebles. 4.21 Kid Jensen. 5.51 Roundtable. 5.00 AM. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News. 3.00 News. 3.30 News. 4.00 News. 4.30 News. 5.00 News. 5.30 News. 6.00 News. 6.30 News. 7.00 News. 7.30 News. 8.00 News. 8.30 News. 9.00 News. 9.30 News. 10.00 News. 10.30 News. 11.00 News. 11.30 News. 12.00 News. 12.30 News. 1.00 News. 1.30 News. 2.00 News. 2.30 News.



## Olivier

by B. A. YOUNG

oy Minton, was made into a feature film after being rejected by a TV play by the BBC. The media corporation thought that the piece was too "silly" for its organisations, and I can see their point. All the incidents in this harum-catum melodrama of bullying, cheating, terrorisation and homosexual rape are no doubt—alleged—based on fact. But the facts have been so pre-selected and telescoped to effect that credibility yields to stylification. Director Alan Clarke uses the camera like a battering ram, smashing away at our sensibilities until we are too conscious to feel anything. Even so, to watch it, and in the resulting out-pourings some good performances struggle vainly for a believable setting.

trasting claims to sensation-  
alism concern a teenage sym-  
bol's rise to maturity in a 1917  
New Orleans brothel. This is  
the film that our censor has  
been humming and haw-  
ing for some time, finally per-  
mitting it to spread itself across  
British screens after some  
obscure tamperings and trim-  
mings. The *file fatale* over  
whom blue pencils have roamed  
is enacted by Brooke Shields.



# Die Frau ohne Schatten

Transfer Register will be closed from 12th October to 31st October, 1978, both dates inclusive. Registrar

**THE ROYAL BANK OF SCOTLAND LTD.**  
Incorporated in Scotland  
6, Old Broad Street,  
London, EC2M 1DL

**SPARKE & CO. EXTERNAL LOAN**  
1974 DEBTD

The coupons due 1st October 1978 may be presented for payment at **BANCO DE SPAIN**, IN LONDON, S.A., 60, Lombard Street, London, EC3A 3BS, between the hours of 10 a.m. and 2 p.m., on the 1st September, 1978.

---

**PUBLIC NOTICES**

---

**EAST SUSSEX COUNTY COUNCIL**

52M Bills issued 19th September, due 19th December 1979 at 15.5% p.a. Applications totalling £25m, 57m bills outstanding.

**CITY OF BRADFORD METROPOLITAN COUNCIL**

**BILLS**

Bills amounting to £2,500,000 were sent on 19 September 1979 for maturity on 19 December 1979, at a rate of 3 3/4% per cent. Applicants totalled £2,500,000. Bills outstanding over £2,500,000.

**THREE RIVERS DISTRICT COUNCIL**

**BILLS**

£400,000 Bills sent 20th September, 1979, maturing 20th December, 1979 at 3 3/4%. Applicants totalled £2,000,000 and there are £400,000 Bills outstanding.

**TRAVEL**

GENEVA, Basle, Zurich and Bern. Wies-

**Higgs and Hill Limited**

Crown House, Kingston Road, New Malden, Surrey KT3 3ST Telephone: 01-942 8921 Telex: 28345  
UK: London, Leeds, Coventry, Bristol, Manchester, Bath and Falkirk Overseas: France, Bahrain, Egypt, Qatar and Trinidad

# Saints alive!

by NIGEL ANDREWS



their encouragement—Miss Shields is later whisked away by photographer Keith Carradine to live with him. (His role is modelled on real-life New Orleans' photographer E. J. Selloq).

This Lauret-like chronicle of Louisiana low life has been directed by Louis Malle, making his first American movie. The censorship brouhaha will have detracted much-needed interest. But of itself the film is curiously rolithful and aimless. Half of it swirls with the pushy hyperbole of Tennessee Williams, the other half Malle tries to steer off towards a moody aesthetic. The result is a movie that is as much a waste of time as it is a waste of money.

where more stands than  
whore than paedophilia.

---

## COMPANY NOTICES

**CITY OF MONTREAL**  
**3% PERMANENT DEBENTURE**  
**STOCK**

NOTICE IS HEREBY GIVEN that the  
Transfer Register will be closed from 12th  
October to 31st October, 1978, both dates  
inclusive.

**THE ROYAL BANK OF SCOTLAND LTD.**  
Registrar & Depositary  
1 Old Broad Street,  
London, EC2N 1DL.

---

**SPANISH 4% EXTERNAL LOAN**

The coupons due 1st October 1979 may be presented for payment at 80, CANICO SPANOL, 111 LONDON, E.C.2, between the hours of 10 a.m. and 2 p.m., London, 1st September, 1979.

**PUBLIC NOTICES**

**EAST SUSSEX COUNTY COUNCIL**

£2m Bills issued 19th September, due 30th December 1979 at 13½%, Application totalled £25m. £7m bills outstanding.

**CITY OF BRADFORD METROPOLITAN COUNCIL**

Bills amounting to \$2,800,000 were issued 12 September 1979 for maturity on 19 September 1979, at a rate of 3 7/8% and 3 1/2% respectively. Applications received \$2,000,000. Bills outstanding total \$4,800,000.

THREE RIVERS DISTRICT COUNCIL  
BILLS

£400,000 Bills issued 20th September, 1979, maturing 30th September, 1979 at 7 1/2%. Applications totalled £2,000,000 and there are £400,000 Bills outstanding.

TRAVEL

GENEVA, Basle, Zurich and Bern. Wholesaler of Cheap Tickets from 4 UK airports. Brochure CP Ltd., 01-351 2101. Telex 919078. ATEL 9889.

traditional encounter of an umbrella and a sewing-machine on a dissecting-table in their performance as a routine war.

## MOVEMENTS

	Year 20	Week ago	Month ago
	£	£	£
	1,150	1,150	
	1,140	1,140	
	1,140	1,140	
13.37	13.20/13.37	13.20/13.37	
	17.57	—	
18.47	17.95/18.47	17.55/17.96	

	1.610	1.450/1.610
03	1.481.03	
1.405	1.370/1.405	1.340
40	4.30/4.80	3.80/3.40
00	4.90/5.50	3.90/4.00
per 20	Week ago	Month ago
	p	p
5.0	60.0/65.0	62.0/67.0
5.0	62.0/63.0	62.0/64.0
6.0	52.0/58.0	56.0/60.0
9.5	47.0/49.5	48.0/50.0
7.0	38.0/45.0	35.0/44.0

George Orwell  
Memorial Prize 1979

Penguin Books are awarding this year's George Orwell Memorial Prize to Christopher Ricks for *Geoffrey Hill and The Tongue's Atrocity* first published in *The Times Literary Supplement*.

The runner up was *Elegy for Rhodesian Whites* by Richard West published in *The*

## FOOD PRICE MOVEMENTS

	September 20	Week ago	Month ago
	£	£	£
<b>BACON</b>			
Danish A.I per ton ...	1,180	1,180	1,180
British A.I per ton ...	1,140	1,140	1,140
Ulster A.I per ton ...	1,140	1,140	1,140
<b>BUTTER</b>			
NZ per 10 kg .....	13.90/13.37	13.30/13.37	13.30/13.37
English per 10 kg .....	17.27	17.57	—
Danish salted per 10 kg .....	18.35/18.47	17.95/18.47	17.55/17.66
<b>CHEESES</b>			
English cheddar .....	1,610	1,610	1,450/1,610
Irish cheddar .....	1,481.03	1,481.03	—
Danish cheddar .....	1,370/1,405	1,370/1,405	1,240
<b>EGGS*</b>			
Home produced:			
Size 4 .....	4.90/4.40	4.30/4.30	3.30/3.40
Size 2 .....	4.60/5.00	4.90/5.50	3.90/4.00
September 20      Week ago      Month ago			
	p	p	p
<b>BEEF</b>			
Scottish killed sides ex-KKCF .....	60.0/65.0	60.0/65.0	62.0/67.0
Fire forequarters .....	43.0/45.0	42.0/43.0	42.0/44.0
<b>LAMB</b>			
English .....	52.0/58.0	52.0/58.0	58.0/60.0
NZ FLA/FMS .....	47.0/49.5	47.0/49.5	45.0/50.0
<b>PORK</b>			
All weights .....	36.0/47.0	38.0/45.0	35.0/44.0
<b>POULTRY</b>			
Oven-ready chickens ...	38.0/44.0	40.0/44.0	40.0/44.0

\* London Egg Exchange price per 120 eggs. † Delivered, ‡ 20-kg rimless blocks, delivered, per tonne.



Friday September 21 1979

## Checking the town halls

Mr. Michael Heseltine has left local authorities in no doubt that the Government will continue to be wary of any excessive public spending. His speech in Scarborough yesterday made clear that the Government will continue to be wary of any excessive public spending. His speech in Scarborough yesterday made clear that the Government will continue to be wary of any excessive public spending.

### Suggestions

Mr. Heseltine offered a number of excellent suggestions for immediate reforms, most importantly a plan to make local authorities publish regular statistics on their manpower levels and on the costs they incur in providing specific services. These should give voters a clearer idea of how their money is spent. However, what was most striking about his speech was not its content, but its determined, almost pugnacious, tone. It was this tone, and the points that Mr. Heseltine did not explicitly mention that local authorities are worrying about. Most significantly, there was a statement that "there would be no more cash" beyond the targets announced by the Government. It was left unclear whether this was a reference to spending plans, on which it would be natural for the Government not to waver, or to cash limits, which determine the maximum sums that the Government will actually pay in grants, after allowing for inflation.

While the Government's spending plans have been accepted there are likely to be fierce disputes over cash limits in the coming year. There will be a strong temptation for Mr. Heseltine to follow the rather shabby example of his predecessors in the last Government and set unrealistically low cash limits. This would leave local authorities with the full responsibility for resisting their workers' wage claims and would bring unplanned cuts in expenditure by the back door.

The temptation should be resisted. While cash limits must be tight enough to concentrate the minds of pay negotiators and purchasing officers, they

should not be set on the basis of wishful thinking, as they were last year. There is no reason why inflation should bear down especially savagely on rates and local services, simply because the Government has been over-optimistic.

Cash limits are an essential complement to, but not a substitute for, the established system of planning public expenditure by programmes. The point of this system is that political decisions are taken to provide certain services and to spend a certain proportion of the national income, in real terms, on this provision. The Government must certainly make clear to the public service unions that excessive pay claims will result in a progressive reduction in planned public expenditure. But cash limits cannot take the place of Government determination to stand firm against excessive pay claims in the public sector.

### Abdication

The Government would be abdicating its responsibilities for public sector pay if it sought to back away from local authorities' pay negotiations by allowing inflationary pressures to be conceded and then forcing the local authorities to slash services in order to stay within cash limits. It would be unfair to make the nation suffer by decimating the educational, health and social services, simply because militant unions demand more money and local authorities are not prepared to resist them. In the end the unions' intransigence may give the nation no alternative to slashing its public services. But the Government should regard this as a last resort, not as an easy option.

This raises the most fundamental point that Mr. Heseltine touched on, but did not analyse. Should local residents be allowed to raise their own standards of services above what the Government considers to be the desirable level, if they are prepared to pay for them through their rates? This question will severely test the Government's commitment to greater local autonomy. Ultimately the overall balance of national fiscal and monetary policy will have to take priority. Over the next year it will become clear whether local authorities can be trusted to act responsibly in accordance with the national interest, or whether greater powers will be required for the Government to exercise control.

## The Russians and Egypt

THE NEWS that the Soviet Union has been supplying badly needed aircraft, tanks and other equipment to the Egyptian armed forces is a tart reminder to the U.S. government that it does not have Mr. Sadat's undivided loyalty. The U.S. remains Egypt's most important economic and diplomatic supporter, and there seems no question of the Soviet Union suddenly achieving a full reversal of the cool relations which have existed between the two countries since the time since thousands of Russian military advisers were thrown out of Egypt in 1972. But the U.S. is not likely to welcome the return of a Soviet military involvement in Egypt.

### Hesitancy

The Russian move, in making it possible for Egypt to go on using Soviet-made aircraft and helicopters which, though theoretically the backbone of the air force, were rapidly becoming unserviceable, points up the current U.S. and European hesitancy in supplying Egypt with arms. The U.S. has provided Egypt with a number of relatively unsophisticated F4 Phantom fighters but has halted at the size of the arms shopping list Egypt has put before it. Britain and France are reviewing their involvement in developing the Egyptian arms industry and in renovating the Soviet-made equipment, mainly because the oil-rich Arab states which were to have paid for the venture have pulled out in protest against the Egypt-Israel peace treaty.

By contrast the Soviet Union has shown it is now prepared to fill the gap despite Mr. Sadat having last year imposed a ten-year moratorium on Egypt's enormous military debts to Moscow.

The implementation of parts of the Egypt-Israel peace treaty appears on the surface to be going relatively well, with the handover of territory in Sinai following the schedule so far. The two countries have now agreed in Washington on the composition of the peace-keeping force that will supervise the continued handover of the territory. Instead of a new United Nations force, which Egypt has insisted on, Israel has agreed to have joint patrols of Israeli and Egyptian troops, with U.S. civilians manning the electronic listening devices.

But the trickiest issue between Egypt and Israel has now been deliberately put off until next year. This is the question of the form and degree of autonomy to be granted to the Palestinians in the Israeli-occupied West Bank and Gaza Strip—an issue on which the Egyptian and Israeli viewpoints are as far apart as ever. Egypt wants to see genuine autonomy for the Palestinians in these areas during the five-year transitional period leading to the setting up of an independent or partially independent Palestinian entity. Mr. Begin, the Israeli Prime Minister, has a much more cosmetic form of autonomy in mind.

### Increasing pressure

The U.S. would like to bring both Jordan and a representative group of Palestinians into the autonomy negotiations in order to justify its Camp David strategy for a comprehensive peace in the Middle East. The Palestine Liberation Organisation is coming under increasing pressure, especially from European countries, to make concessions in the direction of recognising Israel which might enable it to join the talks.

The fact that this week Mr. Yasser Arafat, the PLO chairman, visited Amman, the capital of Jordan, for the first time in nine years to see his old adversary King Hussein does not indicate that either of them wants to become involved in the talks at this moment.

# Emphasis on safety at Britain's first fast reactor

By DAVID FISHLOCK, Science Editor

WITHOUT ANY doubt the most exciting research centre in Britain is at Dounreay in the far north of Scotland, in the territory of the Keith and Canna clans once disputed and where longhorn highland cattle outnumber people. For a quarter-century Britain has used this remote place to develop the technology of the fast breeder reactor.

This is the plutonium-burning machine which, soon after the war, Harwell scientists forecast that Britain would be needing to replace fossil-fuels towards the turn of the century. The North Sea discoveries do not seem seriously to have disturbed this forecast.

The technology of the fast reactor is one of the most difficult engineers have ever attempted; so difficult that, as with flying machines, many have said it could never be done, or done safely. For flying machines the evidence is all about us that the Cassandras were wrong. For those who have solved the multiple problems of fast reactors, the problem is how to convince people that, with the reactors locked away in thick concrete catacombs, they really do have a safe new way of making electricity.

Britain does not have the world's biggest fast reactor. Both France with its 1,200 MW Superphenix project near Lyons, and the USSR with its 600 MW project under construction at Beloyarsk, have bigger machines in an advanced stage of construction than the 250 MW prototype fast reactor at Dounreay. But at Dounreay Britain has assembled technology and devised experiments that have kept it firmly in the vanguard of progress with fast reactors. The total cost for the UK of work on the fast reactor, about £52m last year, is only one-fifth of what the U.S. is spending.

This is the technology which so evidently impressed the Prime Minister, Mrs. Margaret Thatcher, when she visited Dounreay earlier this month. "I think if more and more people come around the place and see for themselves, it will get rid of some of the fears that people have of nuclear power—fears which I think are unfounded," she said after six hours at the site.

In the man-made caverns and caves of Dounreay a nuclear reactor filled with 1,000 tonnes of molten sodium metal can produce up to 250 MW of electricity. Levitation pumps create virtually a tidal wave of liquid metal sweep heat away from the plutonium fuel and into steam-raising boilers.

But what if those pumps failed? The Cassandras—remembering first-form chemistry when teacher could produce a satisfying explosion just by dropping a pellet of sodium into water—forecast death and destruction on an unprec-

edented scale. From the joking of those in a U.S. laboratory working on sodium-cooled fast reactors was born the idea of the "China syndrome"—the meltdown of nuclear fuel that would fuse a hole all the way to China.

For two decades at Dounreay they have painstakingly studied everything conceivable that might happen if the cooling of a fast reactor should fail. The success of the latest series of experiments on the prototype fast reactor, in which all the pumps were deliberately switched off, were announced yesterday by Sir John Hill, chairman of the UK Atomic Energy Authority. They indicate that, even if everything fails, the operators could simply leave the reactor to cool down safely.

The secret lies in the immense capacity for absorbing heat of the thousand tonnes of sodium metal in the reactor. The results will be crucial to the safety case which the nuclear power industry, led by the Authority, will put forward at the forthcoming public inquiry into plans to build a fast reactor five times as big as the Dounreay prototype.

### Wide-ranging experiments

The long sequence of steps which has led to these dramatic experiments—the first of their kind anywhere in the world. Dounreay believes—concentrated upon the behaviour of the plutonium fuel under all manner of adverse conditions. The fuel developed in Britain for the fast reactor is a ceramic; a mixture of plutonium and uranium oxides. First in a 15 MW experimental reactor—Dounreay's famous pale-green globe—and since 1975 in the prototype reactor, fuel of this kind has been studied minutely.

The kind of thing these experiments have proved, says Mr. Cliff Blumfield, director at Dounreay, is that even if the thin protective steel casing round the fuel should fail, the reactor can still be run safely, so slight is the reaction between the fuel and the sodium in which it is immersed. Another is that even when they restrict the flow of coolant around this fuel to a point where it makes the sodium boil—above 990 degrees C—no harm has been done, even after 24 hours of this abuse.

Very confident of the integrity of the fuel under the most adverse conditions, the Dounreay team was ready to try two much more ambitious series of experiments. One was the series in the prototype reactor to see what would happen if—under circumstances that are almost inconceivable and yet which occurred in the accident on Three Mile Island

earlier this year—all the cooling pumps failed.

Even if the reactor shuts down safely, as it is designed to do, it will continue to deliver about 25 MW of heat from radioactive decay which cannot be switched off. The prototype reactor has three "pony motors," kept running continuously, which automatically engage if the main pump should ever fail and keep the sodium surging around the fuel. But what happens if these, too, should all fail?

The short answer is—nothing. Convection currents in the great pool of sodium seem to be enough to keep the fuel from overheating. The researchers have inched their way up to a power level of 50 megawatts of heat without problems. The next step will be to cut off all the pumps at 200 megawatts of heat—one-third of the reactor's full output. But each advance has been backed by safety assessments made elsewhere in the UK Atomic Energy Authority, and by theoretical calculations of what should take place.

At the public inquiry these experiments will be presented as a major safety feature in favour of the fast reactor. If the worst should happen "we're pretty sure we can almost walk away and it will look after itself," claims Cliff Blumfield.

Another series is being done to see what happens if "and we can't imagine how" all the pumps should fail but the reactor itself fails to shut down. The potential problem would be that big differences in temperature in different parts of the pot-fuel of sodium could severely distort the intricate structures of the reactor, such as the crucial control rod supports, 18 ft long.

In fact the reactor has a remarkable safety feature built in as a consequence of its nuclear physics. The hotter it gets, the less power the nuclear fuel produces. This is because more neutrons are mopped up as the temperature rises and are unavailable to split further atoms. In the prototype reactor it turns out that, because of this "Doppler effect," an increase of only 25 degrees C in the temperature of the reactor automatically reduces the heat produced by 100 megawatts—one-sixth of full power.

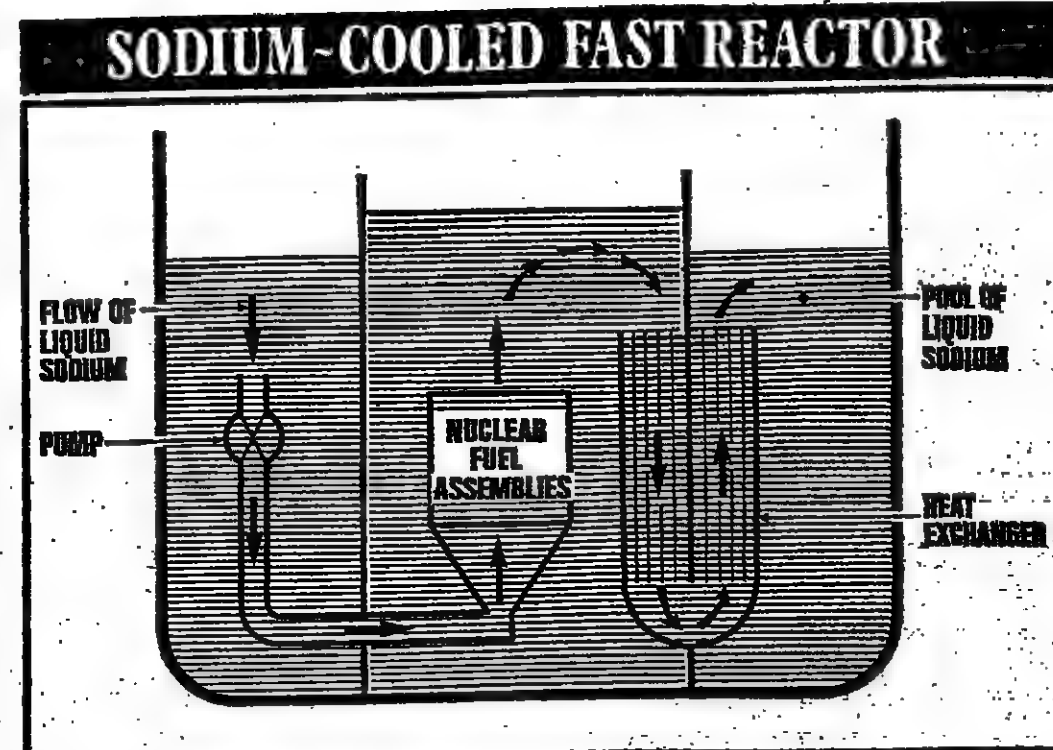
The fate of the plutonium fuel after it leaves the reactor is also crucial to the case for the fast reactor. Again Dounreay claims to be ahead of the world in determining the fate of fuel designed to be used in commercial fast reactors; or, as they say, in "closing the fuel cycle."

Last week the Prime Minister pressed a button which set spent fast reactor fuel flowing through a new chemical plant, designed to separate the plutonium from a myriad of highly radioactive impurities.

This plant, when fully com-



Mrs. Thatcher in the Dounreay control room with Mr. Byron Williams, shift manager



missioned early next year, will be able to extract about 1 tonne of plutonium a year. Its chief importance as an experimental tool lies in minimising the time plutonium needs to spend outside the reactor. The sooner it can be put back to work, the better the economics of fast reactors and the safer it is from any attempt to steal it for bombs.

From the radioactive debris of an old reprocessing plant, the Dounreay engineers have reconstructed one big enough to handle the fuel from the prototype—the same fuel as is planned for the commercial-sized reactor. The first thing they have demonstrated is that highly radioactive plant can be safely dismantled, washed clean and rebuilt. In other words, a deadly plant need not remain a deadly hazard for as long as is sometimes suggested, but provided the cost is warranted can be cleaned up in a matter of a few years. Very little of the old plant has survived.

The new reprocessing plant is certainly the most advanced of its kind in Britain—perhaps anywhere. A remarkable array of advanced technology, much of it germane to the design of the £800m commercial reprocessing plant to be constructed at Windscale, has been assembled. Powerful laser beams guided by "light pipes" through several feet of concrete "top and tail" the big fuel assemblies, then carve its stainless steel wrapper into scrap that it easily trans-

ported. At this stage each fuel assembly is giving off as much heat as a three-bar electric fire.

Fluidic devices, which can control flows of liquids without moving parts, serve as pumps, valves and switches for the radioactive liquids, minimising the number of mechanical components entombed in the concrete cave. Ultrasonic sensors keep constant watch on the concentrations of plutonium and uranium at critical stages. Powerful electro-magnets are being tried as a way of removing undissolved debris to prevent it from clogging the pipes. At the end of the line will be a process that turns highly active waste liquor into glass ingots for storage.

### Economic gains to come

The official cost of this transformation is only £3.4m—the capital outlay for which Dounreay required Treasury approval. But Mr. Owen Hughes, the chemical engineer in charge of its operation, admits that it has also been absorbing a lot of his division's £7m a year research and development budget.

Advanced engineering on the fast reactor, and its fuel will continue for many years yet, for there are immense economic gains to be won—for example,

from reducing the amount of steel in the reactor. But, as in the development of aero-engines, this kind of trimming can be done only when the engineers are confident they know precisely how the machine is behaving.

With a public inquiry into the pressurised water reactor (PWR) likely to be called for by the Government next year, a similar inquiry into the proposed 1,300 MW commercial demonstration fast reactor is unlikely before 1981. But already the worries which caused the last government to promise a fast reactor inquiry have begun to crumble.

The International Nuclear Fuel Cycle Evaluation, called for by President Carter in 1977, in which over 50 nations have participated, has rejected the case of the U.S. Government for trying to block commercial development of the fast reactor. In Britain itself it turns out that Lord Flowers' commission of investigation into nuclear power was both misguided in its reservations about fast reactors and misinformed on the subject of plutonium storage.

When the time comes, the challenge for the nuclear industry should be simply to assemble experience stretching back virtually to the earliest days of nuclear energy in Britain into a case as logical and orderly as that assembled by British Nuclear Fuels for its reprocessing plants at the Windscale Public Inquiry.

## MEN AND MATTERS

### City police steering to BMW

British textile manufacturers are angry at this week's news that a German company has been given a deal of £600,000 to make car coats for the Metropolitan Police. Concurrently, the City of London Police has decided for the first time to buy German cars for patrol work. Without any publicity, two BMWs have just gone into service with the City force, and more are likely to follow.

The Home Office told me yesterday: "We don't instruct the individual police forces about the cars they should buy. We like them to look very carefully at the home market and the EEC as well." Traditionally, the patrol car has been a Rover, a brand with which the Metropolitan Police is still largely equipped.

Some provincial forces have been trying Volvos, and one has even ventured into Japanese models. There will be considerable cachet, however, for BMW in having penetrated the City. Chief Superintendent Smith, in charge of police transport in the City, says: "Our chaps are delighted with the BMWs. What is best for them in their work must be the first criterion. We already have Granadas made in Germany and Corinas made in Belgium—we can't see much difference."

The chief superintendent did not comment on the relative merits of other makes, but said: "I think that under the Treaty of Rome it is illegal to differentiate against products from any of the nine member nations."

### On the level

Jim Prior, the Employment Secretary, was carrying a suspicious-looking box under his arm when he arrived at a London hotel yesterday to make the opening speech for the



juice in from the jug. At this point, a sceptical voice from the back shouted "More!"

What the audience also did not know, but might have guessed, was that the anonymous industrialist who had lent the bottle and jug is Sir Hector Laing, chairman of United Biscuits and a leading apostle of employee communications. Prior was on his Board as a non-executive director till the general election.

### Sharp idea

The Hong Kong businessman who is securing commercial advertisements for Chinese TV is helping other Chinese institutions to sell their services in the West. Robert Chua tells me that Canton's largest hospital will soon offer British and other occidental doctors a crash course in acupuncture. The cost, including fares, is \$4,000.

The four-week course will be run in English by a leading woman specialist, Woo Shu-jin. The first course, for 15 pupils, begins early next year, and Chua thinks he will have no trouble filling the places.

The British Medical Association maintains a wary attitude to the needles. Acupuncture is being performed by about 70 British doctors. But Dr. Maurice Ryman, who has practised the art for 18 years in this country, doubts whether many British GPs will be able to spare a month.

### Ciampi's challenge

It would be hard to feel much envy for Dr. Carlo Ciampi, 58, the man yesterday appointed governor of the Bank of Italy, but at least he begins this new and difficult chapter in his life without too many obvious enemies. This, and his near-anonymity during 35 years with the bank, may well be larger advantages than they sound; his elevation follows the un-

edifying scandal surrounding the arrest and public humiliation of the present incumbent, Dr. Paolo Baffi, governor since 1975, and of Mario Sarcinelli, deputy director general. The quiet one-time law student Ciampi is seen as, to put it no higher, the best man available to restore some semblance of order and dignity to the demoralised institution.

Significantly perhaps (since it was Baffi's dogged insistence on controlling the money supply which led to his head-on collision with the politicians) Ciampi's appointment breaks with the traditions of installing as governor an expert on monetary problems. Ciampi is better known for his expertise in the industrial sector and in the financial problems of major industrial groups.

The Italian economy has provided him with plenty of field-work in the last three years; but despite his close involvement in a number of major and controversial rescue programmes, Ciampi has somehow managed to retain a low profile. Discretion will, however, hardly be enough to weather the battles ahead. It remains to be seen whether he will prove strong enough to preserve the autonomy so fiercely defended by Baffi.

### Ticket tunes

When Kenya's President Daniel Arap Moi came to see the Queen earlier this year in London he was played in at Victoria Station by the band of the Scots Guards. He promptly invited them to Kenya, and they are playing, all 64 of them with pipers, at the annual Nairobi agricultural show next week.

But finding the money for the trip has not been easy. On Sunday, the band will give a pop concert at the Kenyan Conference Centre to help pay their fares home on British Airways.

Observer

## Come to Corby where the growing's good

If you're looking for a place to re-locate or expand your business, the New Town of Corby has got so much going for you.

Corby is situated in between the motorway junction of the M1 and M6 to the west and the A1 to the east, allowing access to London and Birmingham. The East Coast ports can be reached by major roads.

What's more, Corby is young enough to be vigorous and exciting—with modern factories ready for you to occupy at highly competitive rents. (Or our "design and build" service will help you plan your own specification.) But Corby is mature enough, too, to offer well-established housing, schools, shops, public services, leisure activities. And skilled and unskilled labour is readily available.

Many companies have already put down roots in Corby—with success. Why not join them? Our experienced help and advice is at your service.



# Corby

For a fully detailed brochure on Corby contact K.R.C. Jenkin, E.A., FRICS, Chief Estates Officer, Corby Development Corporation, 9 Queen's Square, Corby, Northants NN17 1PA. Telephone (053 65) 3535.



Friday, September 21 1979

# Industrial Property

The sharp rise in building costs coupled with the possibility of economic recession may restrict the level of new development in the next few years. But demand for prime space in popular locations is generally being maintained.

## Caution is the keynote

By Andrew Taylor

PROSPECTS FOR the buoyant industrial property investment and development market look less certain than at any stage in the past two years as the UK stands again on the brink of recession.

But despite the depressing economic outlook many property agents and developers are cautiously optimistic that there will be no major weakening in demand for industrial space and that rents for the best-located and right type of building will continue to rise—though more slowly.

At first glance this view would appear to conflict with the views of leading UK economic forecasters, who anticipate a marked slowdown in the growth of industrial output over the next 18 months with a corresponding rise in unemployment.

Sir Geoffrey Howe, Chancellor, has warned that the short-term outlook for the economy "is almost frighteningly bad" while

Treasury officials have forecast that Gross Domestic Product—the traditional measure of the country's overall output—may fall by 1 per cent in 1980.

However, most of the pundits agree that the next recession is likely to be much less severe than that of 1974-75 when GDP fell by 1½ to 2 per cent in both years. And there are a number of fundamental differences in the state of the economy compared to when Britain entered this last major recession.

This time the country will have the benefits of North Sea oil, a stronger pound and strict monetary controls—non-existent in 1974-75—to lessen the recession impact.

Specifically, these factors should mean that the effect on consumer spending should be less than it might have been otherwise while money supply controls should restrict the growth of inflation.

### Outlook

So while prospects for manufacturing output and capital investment in manufacturing appear poor the outlook for distribution is relatively better.

These and other factors have persuaded most agents and developers that prospects for industrial property—particularly in warehousing which has spearheaded the very sharp upturn in new development during the past 12 months—are not as bleak as the economic outlook would suggest.

It is the boom in consumer spending—up by more than 5½ per cent in 1978 and rising 4.2



London is one of the prime areas of demand for space. Above: part of a development of refurbished railway arches and factory/warehouse units on Bermondsey Trading Estate being let through Grant and Partners. Most of the development is already let.

per cent so far this year—that has promoted the high level of investment by major investment institutions like pension funds and insurance groups in new warehousing and consumer-orientated light engineering properties.

Equally, the rapid growth of imports, fuelled more recently by a strong pound, has led overseas companies to invest in warehousing in prime areas such as London and the South East and

around provincial centres along major motorway links. It has been estimated that speculative industrial space now under construction totals about 10m sq ft and, undoubtedly, a significant proportion of this will be designed for warehouse and/or light industrial use.

But despite the high level of development activity over the past 12 months and the prospect of an economic recession there are few fears that a serious

over-supply of space will develop in the next 12 months. Agents Edward Erdman, in their latest review of the industrial property market, say they expect "a continuing strong demand for all sizes of industrial and warehouse units," particularly large warehouses.

However, they warn that sharply-rising building costs and reduced regional aid grants might lead to fewer new industrial developments being built

in future—particularly outside the South East. The developers Percy Bilton also fear that future rental growth will not keep pace with building costs.

Grant and Partners in its latest review of industrial property is more optimistic. It says: "With building costs rising at a staggering 1½ per cent to 2 per cent a month and industrial property rents reflecting the building cost element so directly, there appears little likelihood of the current bullish trend diminishing in the near future."

However, the majority of agents believe that in the short-term rental growth will be insufficient to support new development at least on its present scale.

This may lead later to supply shortages emerging which should also help underpin rental values.

And top rents are now frequently achieving the £3 a square foot mark.

### Decision

Capital and Counties' recent decision to enter the industrial property development market with the acquisition of a 125-year lease on 3.4 acres of land at the junction of the M11 and the North Circular Road in the London Borough of Redbridge illustrates current confidence in the future of the industrial market.

Capital and Counties say it intends to expand this new side of its business and that it has put in offers for a number of sites but had been largely unsuccessful.

The rush by the institutions to increase the size of their industrial property portfolios has exacerbated an already marked shortage of good available development sites. Land prices during the past year have risen sharply, increasing to about £400,000 an acre for top industrial sites, while yields have been chased down to as low as 6½ per cent.

Some agents like King and Co. believe that prices have risen too sharply and in some cases have been uneconomic. It may be that prices now may have reached a ceiling, particularly if rents in the short term are going to stabilise—or certainly rise at a much slower rate.

Mr. Nigel Mobbs, chairman of Slough Estates, the largest industrial developer in the country, says: "We have certainly found it difficult to compete with some of the prices being paid for land by the major institutions." He believes that the widely anticipated economic recession will lead to funds becoming more discerning about what they will buy.

Grant and Partners in its recent review noted: "Already signs are being seen of a disinclination on the part of institutions to invest in anything other than prime properties well secured by building, location and covenant."

A striking aspect of this last phase of industrial development has been the increasing role of the investment institutions—which have been prepared in a number of cases to take over the role of speculative developer, using traditional property

developers to act as project managers.

Meanwhile, life should now prove a little easier for commercial property developers following the spate of legislative changes introduced by the Government removing restrictions on land availability and development controls.

### Plans

This month Mr. Michael Heseltine, Environment Secretary, announced further plans which would compel nationalised industries, and local authorities to sell unused land to developers.

The repeal of the Community Land Act will also enable more publicly owned land to come on to the market while longer leases—up to 125 years—will also be available.

On top of this, Development Land Tax has been reduced while the need for industrial development certificates—seen as a major brake on new building work—has been reduced. Mr. Heseltine also plans to make the operation of planning controls less onerous.

There also will be opportunities for institutions and other investors to buy industrial properties in the 21 English New Towns which are to sell properties valued at a total £140m by the end of next March.

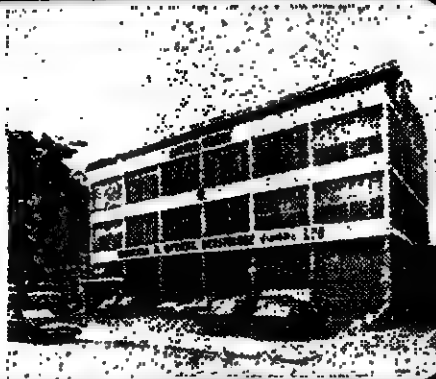
It would appear therefore that in the short term the climate in which the industrial property market operates may not be as bad as might first appear while, longer term, there will be fewer restrictions and brakes on new development.

## Industrial Properties To Let/For Sale

### South East

#### 1 Thane Villas, London

28,000 sq. ft. modern air conditioned headquarters building. Freehold for Sale.

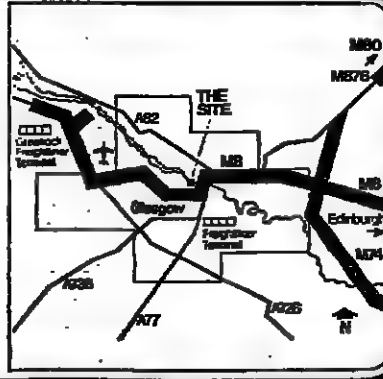


### Scotland

#### Scotland Street Trading Estate, Glasgow

New warehouse/industrial development of 60,000 sq. ft. Units from 1,800 sq. ft. to 31,000 sq. ft. ready for immediate occupation.

To Let.



### Manchester

#### Ringway Trading Estate, Wythenshawe

Last remaining units of this prestige 8 acre development. 5,400 sq. ft. - 36,000 sq. ft. close to Junctions 4 and 5 of M56 Motorway.

To Let.



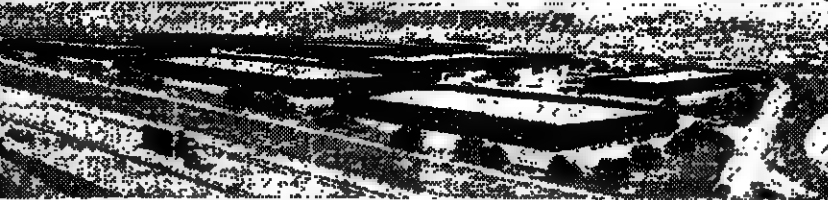
#### North Acton Road London N.W.10.

New Warehouse/Factory Units from 7190 sq. ft. to 44845 sq. ft. Superb units now ready for occupation situated in the heart of Park Royal with easy access to the North Circular Road, A40 and M1. Heating and lighting to offices, 21 ft. eaves height and covered loading bays. Rents on application.



#### Righead Industrial Estate, Bellshill

Modern single storey warehouse of 15,560 sq. ft. with intercommunicating office extension of 2,504 sq. ft. The estate is situated adjacent to A725 with excellent access to M8 and M74. For Sale or To Let.



#### Bridgehall Industrial Park, Bury

Junction 2, M66 Motorway. Phase 1 comprising units from 5,000 sq. ft. - 30,000 sq. ft. Further 8 acres where units can be built to tenants requirements. To Let.

### Newbury, Berkshire

Small Factory/Warehouse units from 3,100 sq. ft. - 8,400 sq. ft. Occupation October 1979. To Let.

### Old Kent Road, London SE15

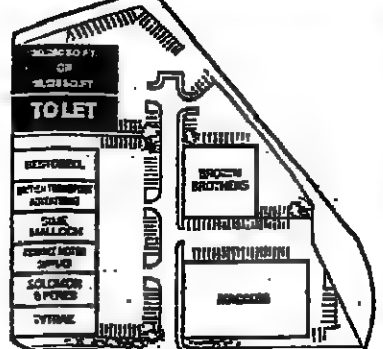
Warehouse/Factory in units up to 32,000 sq. ft. Occupation Spring 1980. To Let.

### Norwich

New Warehouse/Office development, 20,000 sq. ft. Prime location. To Let.

### Tradeston Industrial Estate, West St. Glasgow

Last remaining units of 10,125 sq. ft. or 20,250 sq. ft. on this active city centre estate with excellent motorway access. To Let.



### Risley, Warrington

Distribution depot of 125,000 sq. ft. on site of 14 acres. Adjacent to Junction 11 of M62 Motorway and close to M8 and M56. For Sale or To Let.

Richard Ellis, Chartered Surveyors

6/10 Bruton Street, London W1X 8DU.

Telephone: 01-408 0929.

York House, York Street, Manchester M60 2DL.

Telephone: 061-236 9335.

75 Hope Street, Glasgow G2 6AJ.

Telephone: 041-204 1931.

London, Belgium, France, Holland, Spain, U.S.A., Singapore, Hong Kong, South Africa, Australia.

# Richard Ellis



## Prospects for investment

A selection of  
current developments by  
A. London & Co.  
Investments Limited

**Techno Trading Estate**  
Bramble Road, Swindon  
The last unit of about 15,000 square feet is now under construction on this very successful estate totalling over 12 million square feet.

**The Elgar Estate, Elgar Road, Reading**  
The last two factory units and office units totalling Elgar Road of 5,600 and 7,500 square feet are now nearing completion. Joint agents: Gilson Eay.

**St. Paul's Street, Leeds 1**  
An architect designed new roll contained office building with 7,320 square feet remaining available in suites from 1,240 square feet. Ready immediately. Joint agents: Robinson & Gregory.

**Alfreds Way Industrial Estate, Sarking**  
The construction of new factory and warehouse units from 3,270 square feet to 55,000 square feet is about to commence with possession in Spring 1980. Joint agents: Messrs. Savills.

**Piccadilly Trading Estate, Manchester**  
The first units on this important new city centre estate in development totalling 212,500 square feet, are now available from approximately 4,500 square feet. Joint agents: Peter Charlton & Company.

**The Nottingham South & Wilford Industrial Estate**  
The first phase of many units which totalling 3,000 square feet are ready now on this prestigious industrial and trading development, totalling 228,500 square feet. Joint agents: Wolkar, Walton Hanson.

**Long Lane, EC1**  
A new 30,000 square foot office and residential development upon which construction is about to commence. Joint agents: Richard Saunders & Partners.

Retained Surveyors:  
80 Mount Street, London W1V 5RE.  
01-491 4120.

**UNITS IMMEDIATELY AVAILABLE**  
500 yards to shopping centre  
500 yards to the motorway  
FACTORY WAREHOUSE DEVELOPMENT

**BACKFIELDS**  
BRISTOL

BACKFIELDS factory warehouse development enjoys an unrivalled location in the heart of the city with easy access to all central areas, Bristol Rail main line station and M32 motorway.

Accommodation UNIT 1  
Industrial area 11,893 sq ft, Office 1,434 sq ft, Total 13,327 sq ft

UNIT 2  
Warehouse area 9,131 sq ft, Office 2,496 sq ft, Total 11,627 sq ft

TOTAL GROSS AREA 25,004 sq ft

Height to eaves 20 ft  
Floor loading 500 lbs sq ft

Full details from joint agents

**STANLEY ALDERPRICE** **St Quintin**  
7 St. Stephen's Street, Vinty House, Queen St. Place,  
Bristol BS1 1EG London EC4R 1ES  
Telephone: Bristol 299151 Telephone: 01-236 4040

THE LEVEL OF investment in new factories and warehouses traditionally has been tied in closely with the overall trend of business activity. So, as the economy moves into recession, the prospects are less bright than they have been for the last couple of years.

But this is not necessarily a precise guide to the fortunes of the specialist industrial developers since they operate mainly in a part of the whole sector—though this does not mean that they are immune to wider economic influences.

The cyclical nature of industrial development can be seen from the regular Department of Industry figures. These show that expenditure on new building work responds after a time lag to a more general upturn in the level of demand. It also tends to follow, by between three and nine months, a recovery or a decline in spending on plant and machinery.

The accompanying table illustrates the relationship between total capital investment and spending on new building work for manufacturing industry. This covers not only factory building but also distribution depots for manufacturing companies.

The lag in the response of new building to a general economic and investment upturn can be explained partly by the interval between reaching a decision on putting up a new

factory or warehouse and its implementation.

The figures also show that behind the cyclical variations there has been a long-term or secular decline in expenditure by manufacturing companies on new building. Thus taking 1971, 1974 and 1978 as peaks, or at any rate near-peaks, of their respective investment cycles, the total dropped in real (inflation-adjusted) terms by 22 per cent between 1971 and 1974 and by a further 8 per cent between 1974 and 1978.

Even more significant has been the decline in the proportion of total capital spending by manufacturing companies allocated to new building work. This has dropped from 23.6 per cent in 1971 to 18.2 per cent in 1974 and to 16.9 per cent in 1978. There are no ready-made explanations but it is likely that manufacturing companies are taking a much more cautious view of the long-term potential for expansion, as is implied by decision to put up a new building. In contrast spending on plant and machinery may be merely re-equipment of an existing factory.

The impact of these trends can be seen in Department of Environment figures which show that industrial floorspace in England and Wales rose by only 10 per cent between 1967 to 1977 to 2,590m square feet. This masks sharp regional differences for instance, the

decline of the inner cities is reflected in an 11 per cent drop in factory space in Greater London over the decade.

Regional problems are shown by a 2 per cent drop in factory space in the north-west over the period, though the steady expansion of both East Anglia and the south-west are highlighted by increases of 33 per cent and 40 per cent respectively between 1967 and 1977.

## Relevant

But a large part of the expenditure by manufacturing companies is of little direct relevance to the specialist developers since most is, by definition, for owner occupation. Some of the buildings may come on to the investment market but many factories are by their very nature specialist buildings. Both developers and institutions prefer more easily re-lettable and re-saleable units such as warehouses and distribution units.

There are no hard and fast rules here and some of the biggest developers such as Slough Estates and Brixton Estate have manufacturing operations on their developments. But the main thrust of speculative development and investment is in warehousing both for reasons of marketability and because of a greater acceptance of renting rather than owner occupation.

There are also clear cyclical influences here as well, as is shown by the accompanying table. Fixed capital spending on new building by the distributive and service industries has recently been at a lower level than in the early 1970s. But this may not be a good indication for industrial developers since this total also covers spending on shops and offices. The latter, in particular, was hard hit by the property collapse and all the familiar subsequent problems of the sector. A better guide may be the total capital spending of the wholesale distribution sector which has risen by roughly a fifth in real terms since the early 1970s.

The rise in expenditure here is shown by the Department of the Environment estimate that total warehouse space in England and Wales increased by 82 per cent between 1967 and 1977 to 1.14m sq ft. The most

spectacular gains were either in fast-expanding regions such as East Anglia (up 163 per cent) or in regions with excellent communications links to the rest of the country, notably the east and west Midlands (each up about 110 per cent).

The main economic influences on these two areas of factory and warehouse building are different. The primarily owner-occupied factory side is affected mainly by the overall level of fixed capital investment of manufacturing industry and thus by output prospects, by past and expected profitability and by liquidity.

But the demand for warehouse and distribution space—of more relevance to specialist developers and institutions—is more closely tied in with the level of consumer spending rather than with manufacturing output.

The prospects for manufacturing expenditure do not look very promising over the next 18 months to two years. The recent figures suggest that total investment is near, or at, the peak of the cycle. Indeed, projections of investment over the

period are being steadily downgraded in response to the growing pressures on manufacturing companies as a result of a strong pound, high interest rates, falling profits and weakening demand.

The National Institute of Economic and Social Research suggested in its recent quarterly review that fixed manufacturing investment might rise by 11 per cent this year in real terms and fall by 21 per cent next year, after an 8 per cent rise in 1978. If past experience is any guide there could be a larger fall in spending on new building.

The outlook for distribution is rather better. The boom in consumer spending in the last two years—up by more than 51 per cent in real terms last year and probably over 4 per cent up this year—has generated a high level of development of new space by both property companies and institutions.

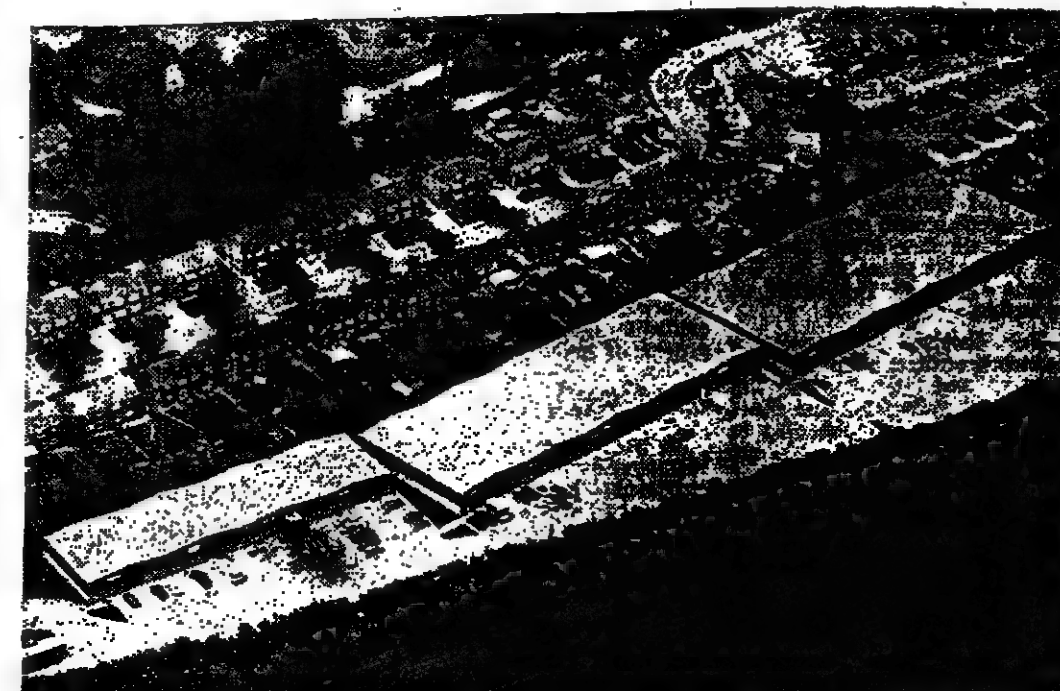
Total new industrial space under construction on a speculative basis has been estimated at 10m square feet and some of

this development is presumably on the assumption that consumer spending will not be squeezed as tightly as in the 1974-77 period.

This seems a fair assumption since the combination of North Sea oil, a high pound and the switch from the public to the private sector, should also ensure that real incomes and consumer spending rise over the next few years, even though at a slower rate than in the last couple of years.

A final twist is that even though British manufacturing industry may have a hard time over the next few years this need not necessarily mean an equivalent drop in the demand for distribution space. This is because the rapid growth of imports, especially of manufactured goods, during the last few years has in itself fuelled the demand for warehouse space for letting, notably along the main motorways. Indeed the proportion of foreign companies, or their distributors and importers, in some new industrial estates is remarkably high.

Peter Riddell



Aerial view of Haslemere's industrial estate in Pig Lane, Bishops Cleeve, Hereford, where letting has been completed. The final four units (24,000 square feet) were let to Booker Belmont.

## CAPITAL EXPENDITURE

£m at 1975 prices, seasonally adjusted

	Manufacturing		Distribution and Services	
	Total	New building work	Total	New building work
1971	3,897.7	880.4	3,810	378
1972	3,370.4	710.6	3,986	400
1973	3,439.8	676.4	4,519	386
1974	3,781.8	686.9	4,477	430
1975	3,521.9	639.9	3,851	366
1976	3,341.2	595.2	3,229	336
1977	3,697.0	581.3	4,390	449
1978	3,852.6	651.5	4,709	444
1st	943.7	152.2	1,157	110
2nd	989.8	155.3	1,190	111
3rd	965.7	168.0	1,163	111
4th	971.4	174.5	1,199	118
1979				
1st	951.8	157.1	1,301	112
2nd	965.2	158.6	1,286	121

Source: Department of Industry.

## Pressure on to release land

THIS MONTH Mr. Michael Heseltine, Environment Secretary, unveiled far-reaching plans which would compel nationalised industries and local authorities to sell unused land to developers.

This is the latest in a series of moves, announced by Mr. Heseltine, designed to make more public land available to the private sector and to reduce what he regards as the more onerous legislative restrictions on land sales and property development.

So far, in this first five months of office, he has announced the repeal of the Community Land Act, a reduction in Development Land Tax plus a string of measures designed, among other things, to reduce development controls and specifically to ease the process for the granting and application for planning consents.

His latest proposal, which would enforce the sale of unused public land to the private sector, is likely to be included in the Local Government and Planning Bill due to be put before Parliament in the next session.

It involves the establishment of a register of waste or unused land, in initially, a limited number of areas throughout the country with the emphasis on inner city and urban areas.

This would mean that any nationalised undertaking, local authority or regional planning Board in the designated areas would be obliged to give details of land holdings to the national register which developers would be able to inspect for a fee.

Developers would then be able to make offers for vacant sites and if it appeared to the Secretary of State—after consultation with the landowner and the sponsoring Ministries in the case of nationalised bodies—that the land was not being used he could direct it be offered for sale "on the open market."

Initially only largest sites—those properties of more than an acre—would need to be registered while land sales would not be permitted to take place until owners had been allowed "reasonable time" to establish any beneficial planning use.

This is not the first time that a Conservative Government has examined measures to stem land hoarding. The Heath administration considered the possibility of introducing some kind of charge on land in both the public and private sector left unused for long periods of time but this was considered unworkable.

The property world has still to be convinced that the current proposal will prove much easier to administer but the establishment of a register of unused

land will be widely welcomed. A major problem for developers and Government has been the lack of accurate information on the extent and quality of potential development space held by local authorities and nationalised industries.

Mr. Heseltine's strong views on the subject were expressed at a recent speech at the Royal Institute of Chartered Surveyors. He said: "Authorities should make it known exactly how much unused land they hold and why it is not being properly developed. That which is not absolutely essential and for which no proper development scheme exists should be released."

The unwinding of the Community Land Act and the reduction of Development Land Tax to 60 per cent are also attempts to ensure that a greater flow of both private and public land becomes available for development.

## Willing

These combined measures should mean that more landowners will be willing to seek planning permission for future development or disposal—without the fear of punitive taxation or that local authorities will purchase their land compulsorily.

In addition, local authorities and other public bodies will have the right to grant longer leases—up to 125 years—and also to sell freehold.

The agents Grant and Partners, in their latest review of the industrial property market, note that investment interest is already "coming back to centre upon freeholds, with 125-year peppercorn leases a second choice."

On top of these measures has come a whole series of other steps to reduce and ease planning controls—including a reduction in the need for Industrial Development Certificates; although in practice the number of certificates refused in recent years has been negligible.

However, industrial property developers and agents, although they warmly welcome this comprehensive package, do not believe that the Government's measures herald any immediate upturn in new development.

On the contrary, it is anticipated that the high level of activity over the past year is likely to fall over the next 18 months as rental growth declines in the face of soaring building costs and the country moves into recession.

Mr. Clifford Dann, of Clifford Dann and Partners and chairman of the Royal Institute of Chartered Surveyors public

affairs committee, sees financial and economic restraints as just one of the hurdles to be overcome before the market can fully reap the benefit of the Government's proposals.

"A major question mark is what is going to happen to interest rates. At current levels it is uneconomic to borrow for new development," says Mr. Dann.

He is also concerned about attitudes of local authorities which will remain in a position to block development through refusal to grant planning applications and through structure plans.

However, as Mr. Dann points out, it is too early to see what attitude government will take towards structure plans which in a number of areas limit the level of industrial development. Or what the Government's own attitude will be towards the need to establish new development in areas of most need—not necessarily the areas where industry wants to go.

On top of this a number of vacant sites, like London's dockland, lack the necessary infrastructure, roads, sewerage services and so on, to support industrial or commercial development. And at a time of public spending cuts, it is quite difficult to see where the cash will come from to provide these services.

It remains to be seen, then, how much usable land is held by the nationalised industries—thought to be the worst culprits for land hoarding.

British Rail Property Board, for example, is estimated to have 1,400 miles of unused former branch lines—equivalent to between 17,000 and 20,000 acres—but sales can be expected to make slow process in a market where plots one mile long and 100 ft wide do not command a premium.

"At least we will now be able to judge the extent and quality of the land banks held by the nationalised industries and others. This is a very important step," Mr. Dann says.

"We must now wait and see how these and other measures will work out in practice. The Government has gone some way to improving the climate for industrial and other commercial property development, but there still remain economic and other factors restraining development."

What is clear is that while the various Government moves may not have any immediate marked impact on development activity, they do make for a much healthier and less restricted climate for future investment.

Andrew Taylor

## INDUSTRIAL PROPERTY



**SOUTHEND-ON-SEA**  
New Warehouse/factory units  
3,000-54,000 sq. ft.  
TO BE LET/OR SITES FOR SALE

**BIGGIN HILL**  
New units under construction  
2,844-126,000 sq. ft.  
TO BE LET

**WOOLWICH SE28**  
Modern factory with offices  
10,000 sq. ft.  
LEASEHOLD FOR SALE

**BANBURY**  
Single-storey nursery units  
2,600-13,000 sq. ft.  
TO BE LET

**LEICESTER**  
Factory/offices  
14,800 sq. ft.  
FREEHOLD FOR SALE

**ANDOVER**  
New nursery units  
1,400-28,140 sq. ft.  
TO BE LET

**HIGH WYCOMBE**  
Existing Industrial Building  
6,500 sq. ft.  
TO BE LET

**COLCHESTER**  
Single storey warehouse  
13,300 sq. ft.  
FREEHOLD FOR SALE

**NOTTINGHAM**  
Factory/warehouse  
70,000 sq. ft.  
FREEHOLD FOR SALE

**SWINDON**  
Modern factory 102,000 sq. ft.  
Available early 1980  
TO BE LET

**CROYDON**  
New single storey units  
4 units each 7,400-30,000 sq. ft.  
TO BE LET

**WATFORD**  
New Factories & warehouses  
14,800-51,500 sq. ft.  
TO BE LET

**PRESTON**  
New 10 acre Development  
4-200,000 sq. ft.  
TO BE LET

**ELLSMERE PORT**  
Existing modern factory  
10,600 sq. ft.  
TO BE LET

The Summer edition of our Industrial Guide is now available, free of charge and contains an up to date rental guide to the U.K.

**Healey & Baker**

29 St. George Street, Hanover Square,  
London W1A 3BG. Tel: 01-629 9292

City of London 118 Old Broad Street, London EC2M 6JL  
Amsterdam Brussels Glasgow Jersey New York Paris

امكانات الدار



# Factories - Warehouses - Offices - Sites

## A NATIONWIDE PROPERTY SERVICE

On behalf of Norwich Union Insurance Group

**MANCHESTER**

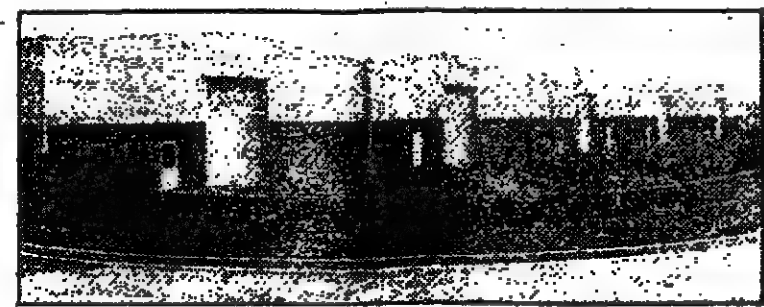
24,000 sq.ft. and 27,000 sq.ft.



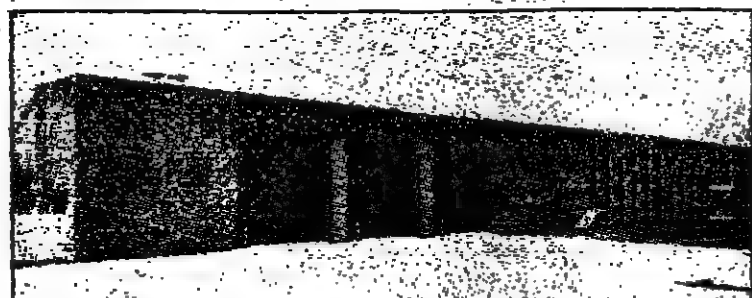
Single Story WAREHOUSE/FACTORIES  
with access from Mancunian Way just  
South of City Centre. Good Headroom. **TO LET**

**NORTHANTS**124,000 sq.ft. ON 12 Acres  
SUPERB INDUSTRIAL COMPLEX with EXPANSION LAND

Sprinklers throughout • Heating • Fluorescent Lighting  
Attractive Canteen • Extensive employees car park.  
Convenient for M1 and A1

**TO LET****RUGBY**72,775 sq.ft.  
(WILL DIVIDE)

Superb new single storey WAREHOUSE/FACTORY.  
Close Town Centre and Junction 1 M6 Motorway  
Headroom 20ft.

**TO LET****DUNSTABLE** 29/49,536 sq.ft.

A TYPICAL FACTORY ON THE ESTATE

Two NEW FACTORIES with OFFICES  
Gas Heating • Good loading and parking facilities  
Wide estate roads.  
Warehouses also available on estate.

**TO LET**

**Sales • Lettings**  
**Acquisitions • Investments**  
**Development Advice & Funding**  
**Valuations • Rating • Arbitrations**  
**Lease Renewals • Rent Reviews**

**MEMO TO MANAGING DIRECTORS —**

Have you received your copy of the I.P.M?

The September/October edition of our publication entitled  
"The Industrial Property Market" contains 40 pages, fully illustrated.  
Published for the past 46 years the I.P.M. is invaluable to  
those involved in the acquisition and disposal of  
Industrial and Commercial property in the U.K.

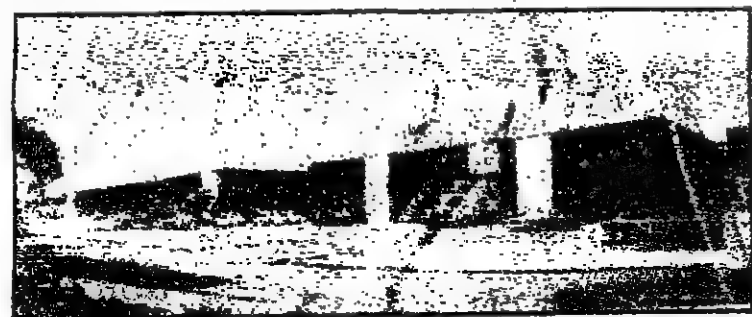
FOR DETAILS OF THE PROPERTIES  
SHOWN PHONE 01-882 4633

**BEDFORD** 10/74,000 sq.ft.

MAJOR NEW DEVELOPMENT  
20ft. headroom • 750lbs floor loading • First  
class loading and parking areas • Sprinkler  
mains provided • Further land available for  
units up to 170,000 sq.ft.

**TO LET**

A Development by Friends Provident Life Office

**ALFRETON** 16,000 sq.ft.

New single storey WAREHOUSE/FACTORY  
Headroom 19ft. • Close junction 28 (M1 Motorway)  
Further units available early 1980  
from 8,000 to 41,500 sq.ft.

**TO LET****PARK ROYAL** NW10 21,000 sq.ft.

Imposing FACTORY with OFFICES  
Central Heating • Fluorescent Lighting  
Passenger/Service Lift.  
Close Western Ave (A40) and North Circular Rd. **TO LET**

**MANCHESTER** 132,000 sq.ft.

Excellent modern INDUSTRIAL/WAREHOUSE  
headquarters complex including 25,000 sq. ft.  
OFFICES. Close to Junction 4 (M63 Motorway)  
New units also available now  
from 5,000 sq. ft.

**TO LET****HEAD OFFICE:**

Church House,  
Ironmonger Lane,  
London EC2V 8EU.  
Tel: 01-606 9611

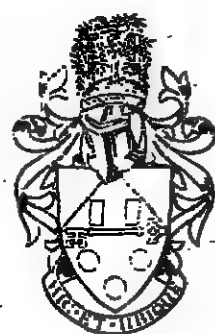
**WEST END OFFICE:**

1 South Audley Street,  
Mayfair,  
London W1Y 6JS.  
Tel: 01-493 7863

Telex 299161 All Offices

**INDUSTRIAL DEPTS:**

Hale House,  
Green Lanes,  
London N13 5TG.  
Tel: 01-882 4633



# Chamberlain & Willows

Estate Agents • Surveyors • Valuers

**EAST SCOTLAND**  
NEW WAREHOUSE • INDUSTRIAL UNITS TO LEASE**EDINBURGH**

PHASE 2, SIGHTHILL from 5,000 to 75,000 sq. ft.  
EASTERN ESTATE from 11,000 to 43,000 sq. ft.  
212 CAUSEWAYSIDE from 3,400 to 23,000 sq. ft.  
7/9 NEWHAVEN ROAD from 5,500 to 22,000 sq. ft.  
BONNINGTON ESTATE from 8,000 to 20,000 sq. ft.

**FIFE**

BELLEKNOWES ESTATE  
from 3,500 to 21,000 sq. ft.  
PITREAVIE ESTATE, DUNFERMLINE  
from 5,500 to 22,000 sq. ft.

**Kenneth Ryden and Partners**

CHARTERED SURVEYORS

HEAD OFFICE: 71 Hanover Street

Edinburgh EH1 1DF

031-225 6612

**FREEHOLD INDUSTRIAL PREMISES**58,000 sq. ft.  
on 2.6 acresBARKING ESSEX  
(Adjacent A13)**DOUGLAS YOUNG & COMPANY**

CHARTERED SURVEYORS  
1 VINTNERS PLACE  
LONDON EC4V 3AD  
01.248 3984

**IDC PROPERTY INVESTMENTS LIMITED**  
of  
**ST. JAMES'S, LONDON**

are ten years old and would like to  
thank those agents and friends who  
have introduced developments to the  
Company during those years.  
IDC Property Investments look forward  
to receiving further propositions in  
the future.



IDC Property Investments Limited, IDC House,  
23 St. James's Square, London SW1Y 4JH.  
Telephone 01-839 6241

**ON THE INSTRUCTIONS OF THE POST OFFICE**  
**SOUTHALL, MIDDLESEX**  
BRIDGE ROAD INDUSTRIAL ESTATE

UNIT A Factory — 43,600 sq. ft.  
Offices — 4,450 sq. ft.  
50,050 sq. ft.

LOW RENT — LEASE FOR SALE

**FARR BEDFORD**

41, The Broadway, W5 01-579 9252

**FACTORY AND WAREHOUSE PROPERTY****CLEVELAND**  
1-75 acres**ROMFORD**  
6,630-26,700 sqft**MAIDSTONE**  
3500-20,000**LONDON SE7**  
6,250-90,000 sqft**Peter Taylor**  
& Company

56 South Molton Street, London W1Y 1HF

01-629 9869

**THE INDUSTRIAL PORTFOLIO****NEW INDUSTRIAL & WAREHOUSE UNITS**

- East Grinstead, Sussex 10,000/110,000 s.f.
- Gloucester, Gloucs. 5,600/38,000 s.f.
- Hanworth, Middx. 3,000/24,000 s.f.
- Kidderminster, Hereford & Worcs. 5,000/500,000 s.f.
- Southampton, Hants. 5,800/37,330 s.f.
- Stevenage, Herts. 3,810/52,995 s.f.
- Tottenham, London N17 5,000/70,000 s.f.
- Tottenham, London N15 18,890 s.f.

**clive lewis & partners**

16 STRATTON ST, MAYFAIR,  
LONDON W1X 5FD  
Tel. 01-499 1001



## INDUSTRIAL PROPERTY IV

## Inner cities under review

GOVERNMENT DECISIONS on future inner city policy could mark a watershed in attempts to come to grips with the problems of the UK's decaying inner cities — and the need to attract substantial new private investment to the traditional urban areas.

The future of a key element in the last Labour Government's approach to inner city policy — the seven partnership areas — has been under close scrutiny following the decision of Mr. Michael Heseltine, Environment Secretary, to order a full review of the partnership arrangements and the Inner Urban Areas Act.

Mr. Heseltine's decision to undertake a stocktaking exercise on inner city policy coincided with the Government's Budget announcement to cut special funding to the partnership areas by £5m as part of the general public expenditure cuts.

The decision to review both the funding of the inner city programme and, perhaps more importantly, the structure and workings of the partnerships reflected in part a general concern about the slow progress made towards regenerating the inner cities. It also reflected the Government's more general concern about the level of local government expenditure and manpower, the growth in bureaucracy and the low level of private involvement in inner city regeneration.

Involving the private sector has been seen increasingly as the key to the success of the drive to improve the inner city environment and at the same time, rebuild the economic base on which these areas depend.

## Framework

At their conception both the partnership arrangements covering seven areas—Liverpool, Manchester and Salford, Birmingham, Newcastle and Gateshead, Hackney and Islington, Lambeth and London's Docklands—and the Inner Urban Areas Act were seen essentially as providing only the framework and stimuli for private investment.

The seven partnership areas, involving both local and central government in consultation with other bodies, were set up in advance of the provisions of the Act which became law last year.

The initial task of the partnership committees was to draw up detailed programmes for redeveloping the inner cities. In November last year Mr. Peter Shore, former Environment Secretary, called together the partnership members to discuss progress made during the first year of the arrangements.

TWO NEW URBAN development corporations announced this month by Mr. Michael Heseltine, Environment Secretary, are to be set up to deal with the derelict dockland areas of London and Liverpool. The initiative is aimed at reclaiming the vast acres of empty dockland now standing idle in both cities.

These new bodies are to be modelled on new town development corporations and legislation to be included in the next parliamentary session will give the urban development corporations access to a host of wide-ranging powers, similar to those enjoyed by the new towns.

However, the exact extent of these powers still has to be defined and Mr. Heseltine has not ruled out the possibility that some sectors, such as housing may remain outside the authority of the new corporations. One of their prime tasks will be to examine ways of enticing private sector investment into these derelict areas, he said.

Details of how much cash will be available to both new corporations still has to be worked out although Mr. Heseltine hoped that more money would be spent than otherwise would have been the case under the existing structure.

He said there were no plans for further UDCs and that the present machinery of inner city partnerships would not be scrapped although there was room for much improvement and greater efficiency by partnership bodies.

It is on these figures that the present Government imposed the £5m cut. In 1980/81 urban programme resource allocations to the partnership areas were due to increase by £12m to £92.6m.

Despite the relatively small size of the urban programme funds when compared with total local government expenditure, the Inner Urban Areas Act has provided other real benefits. The rate support grant settlement and main line spending programmes such as health "bent" under Labour to favour the inner cities.

Private industry—and house-builders—have shown renewed interest in the city centre and the derelict 400-acre South Dock. The City has been unable to keep up with demand for advanced factory nursery units.

Nevertheless Liverpool, in common with other inner city areas, has "suffered" as a result of the success of the "satellite" New Towns on its perimeter and the preferential treatment accorded to industry setting up on Merseyside as a whole under Government regional policy. These factors have made any real assessment of the impact of inner city policy that much more difficult to measure.

Against this background Mr. Heseltine and his Cabinet colleagues have therefore faced serious problems in deciding how best to encourage private investment in the inner cities while at the same time making more efficient use of public resources.

The two main alternatives which emerged during the Department of Environment review were either to streamline the existing partnership arrangements—or the far more radical approach of abandoning the partnership arrangement altogether in favour of the creation of new town style authorities. Both sets of proposals were studied by Department of the Environment officials following a "tour" of the partnership areas by Mr. Heseltine and his Environment Department team.

A continuation of the existing partnership arrangements—in total or in part—has attractions if partnership meetings could be made more productive and responsive to the private sector and could have advantages in terms of continuity.

However, the new town corporation had proved its capacities as a vehicle for attracting new investment in the 32 new towns established in Britain.

While the idea of using the new town solution to provide the impetus for industrial redevelopment in the inner city areas is not new, such suggestions traditionally have met strong opposition from the local authorities—who fear a loss of local democracy—and, under the Labour Government, from the Cabinet.

However, new town style authorities could provide the renewed confidence in the inner cities because of their wider powers to attract investment and provide infrastructure free from many of the constraints imposed by local government involvement.

During the past few weeks the Cabinet has been asked to approve proposals for changing the status of all seven partnership areas. If the new town option is adopted it would fundamentally change inner city policy and, together with other changes in industrial and environmental policy, could provide the changed climate which appears to be so desperately needed if the inner cities are to be revived.

Continued on next page

Paul Taylor

## Slow progress in dockland

LONDON'S DERELICT docklands present perhaps the greatest challenge to inner city policy—and potentially some of the most exciting opportunities for imaginative re-development.

With about 5,000 acres of land available for development Docklands, which straddles five London boroughs in the East End, is the largest and most generously funded of the seven inner city partnerships.

Nevertheless, progress in regenerating the Docklands area has been painfully slow. The lack of any real transport system to, through and from the area has been one of the major obstacles to new private investment. Difficulties caused by the different sectional interests of those charged with overseeing the re-development, complex planning controls, and a continuing uncertainty over the future of the Port of London itself, have added to the problems.

The blueprint for re-developing the Docklands area is contained in the London Docklands Strategic Plan published in 1976 by the members of the Docklands Joint Committee—composed of members from the five docklands boroughs, the Greater London Council, The Port of London Authority and community representatives.

Docklands has now been the subject of two separate investigations by the Environment sub-committee of the Commons Expenditure Committee. The last one, completed earlier this year, has yet to be published. Evidence to that committee provides an insight into the reasons why progress has been difficult and the extent to which original targets contained in the strategic plan have slipped.

In evidence to the committee in February the Joint Docklands Action Group, the members of the Docklands Joint Committee representing trade unions and community groups, pointed out that instead of the 550,000 sq metres of new industrial space

due for construction by 1982 only 150,000 sq metres were likely to be completed by then. Instead of the Strategic Plan prediction of between 11,000 and 13,750 new jobs created by 1982 the more likely figure is between 3,200 and 4,000.

Despite a few notable successes in attracting private industry to Docklands the private sector has shown an understandable reluctance to move into an area where transport and other facilities are inadequate and where there has been a lack of confidence about central and local government intentions.

The attitude of the private sector to the docklands initiative was summarised by Tesco Stores in its submission to the Commons committee. Tesco produced a nine-point plan to improve private sector confidence in the area which included "the need to eliminate the delays in the policy/planning process which, to date, have hindered the effective re-development of docklands, with a consequent impact on investment confidence."

Extensive publicity campaigns both in the UK, following the lifting of advertising restrictions on London and abroad have failed to produce the prestige project so desperately sought by the docklands boroughs.

The decision of the Labour Government in February not to provide guarantees totalling £43m for the Trammell Crow trade mart project came as "a crushing blow" not only to Sir Horace Cutler, Conservative GLC leader, but also to the Labour-controlled London Borough of Southwark in which the 135-acre mart was to have been sited.

Although the Government topped up the £16.3m urban programme grants docklands

space due for construction by 1982 only 150,000 sq metres were likely to be completed by then. Instead of the Strategic Plan prediction of between 11,000 and 13,750 new jobs created by 1982 the more likely figure is between 3,200 and 4,000.

Despite a few notable successes in attracting private industry to Docklands the private sector has shown an understandable reluctance to move into an area where transport and other facilities are inadequate and where there has been a lack of confidence about central and local government intentions.

The attitude of the private sector to the docklands initiative was summarised by Tesco Stores in its submission to the Commons committee. Tesco produced a nine-point plan to improve private sector confidence in the area which included "the need to eliminate the delays in the policy/planning process which, to date, have hindered the effective re-development of docklands, with a consequent impact on investment confidence."

Extensive publicity campaigns both in the UK, following the lifting of advertising restrictions on London and abroad have failed to produce the prestige project so desperately sought by the docklands boroughs.

The decision of the Labour Government in February not to provide guarantees totalling £43m for the Trammell Crow trade mart project came as "a crushing blow" not only to Sir Horace Cutler, Conservative GLC leader, but also to the Labour-controlled London Borough of Southwark in which the 135-acre mart was to have been sited.

Although the Government topped up the £16.3m urban programme grants docklands

was to receive in 1979-80 with an extra £70m in guarantees loans and grants as compensation for the loss of the project, alternative schemes have yet to materialise.

The successes there have been attracting new private investment, welcome as they were, are considerably more limited than the trade mart complex. Nevertheless, plans by the News International Group to build a 250m headquarters on a 13-acre site by the Thames in Tower Hamlets have provided a glimmer of hope. However, like a £4m speculative private industrial development by Fraser Wood Properties—

was to receive in 1979-80 with an extra £70m in guarantees loans and grants as compensation for the loss of the project, alternative schemes have yet to materialise.

The successes there have been attracting new private investment, welcome as they were, are considerably more limited than the trade mart complex. Nevertheless, plans by the News International Group to build a 250m headquarters on a 13-acre site by the Thames in Tower Hamlets have provided a glimmer of hope. However, like a £4m speculative private industrial development by Fraser Wood Properties—

was to receive in 1979-80 with an extra £70m in guarantees loans and grants as compensation for the loss of the project, alternative schemes have yet to materialise.

The successes there have been attracting new private investment, welcome as they were, are considerably more limited than the trade mart complex. Nevertheless, plans by the News International Group to build a 250m headquarters on a 13-acre site by the Thames in Tower Hamlets have provided a glimmer of hope. However, like a £4m speculative private industrial development by Fraser Wood Properties—

Continued on next page

Next page

Paul Taylor

MODERN, FULLY-FITTED SINGLE STOREY  
**WAREHOUSE & OFFICE BLOCK**  
TO LET  
CHANDLERS FORD INDUSTRIAL ESTATE  
CHANDLERS FORD, HAMPSHIRE  
Approximately 22,000 sq. ft. plus large yard.

**W.A. WHEATCROFT & SONS**  
Chartered Surveyors  
20/24 Regent Street  
London EC2P 3AL  
Tel: 01-479 2541

**BEAT THE GRANT**  
Alfreton — Derbyshire  
M1 Motorway, Junction 28 one mile  
**INDUSTRIAL/WAREHOUSE BUILDINGS**  
available to let at competitive rents. Grants still available up to August 1980 for qualifying industries. Full details from  
**NOEL WHEATCROFT & SONS**, Chartered Surveyors,  
Maddox, Derbyshire. Tel: Maddox 4591. Telex: 377494.

## Industrial Property For Sale/To Let

## Sheerness

ON THE INSTRUCTIONS OF PULKINGTON PROPERTIES LTD

QUEENBOROUGH INDUSTRIAL ESTATE

9 miles from M2 motorway. New single-storey factory/warehouse units. Phase 3: 6,200 sq ft up to 18,500 sq ft. 20 ft to eaves. Further phases planned. Land available freehold up to 6½ acres.

## Leeds

ON THE INSTRUCTIONS OF JOHNSON & BIRTH BROWN LTD

WHITEHALL ESTATE

New single-storey factory/warehouse units. 42,000 sq ft approx immediately available (will divide). M621 motorway 1 mile. 24 ft headroom. Land available for future phases.

## Heston

ON THE INSTRUCTIONS OF CHESTERFIELD PROPERTIES LTD

HESTON INDUSTRIAL ESTATE, HESTON, MIDDLESEX

12,000-60,000 sq ft. New single-storey factories/warehouses. M4 1 mile, Heathrow 3 miles. Occupation December 1979.

## Avonmouth

ON THE INSTRUCTIONS OF PEARCE DEVELOPMENTS LTD

6,000-24,000 sq ft. New single-storey warehouses/factories. M5 (Junction 18) 1 mile. Occupation October 1979. Land for future phases.

## Birmingham

ON THE INSTRUCTIONS OF PERCY ELLTON LIMITED

BILTON INDUSTRIAL ESTATE, BIRMINGHAM

1,600-17,000 sq ft. New single-storey factories. Occupation from October 1979. Rents from £1.75 per sq ft.

## Coventry

ON THE INSTRUCTIONS OF ALFRED HERBERT LTD

FRESHFORD 2 acres. Industrial site with 185,000 sq ft of buildings. Suitable for redevelopment or occupation immediate possession.

## Glasgow

ON THE INSTRUCTIONS OF ALLIED SUPPLIES (PROPERTIES) LTD

THORNHILLBANK

Superb major warehouse and Head Office complex. 239,530 sq ft on 9.35-acre site. Easy access M8 motorway.

## Loughborough

ON THE INSTRUCTIONS OF WILSON INDUSTRIAL ESTATES LTD

LEICESTERSHIRE THE WILSON TRADING ESTATE

Close to the A6 and M1 (3 miles). New single-storey factory/warehouse units with ancillary offices and car parks. Excellent access for loading. Current phase 3,400 sq ft to 26,850 sq ft. Further phases programmed and land available for further development.

6 Grosvenor Street, London W1X 0AD Telephone: 01-629 8191

**Edward Erdman**

Agency Investments Developments

Project Management

## Get away from it all

## -but not too far



## in RUNCORN

In Runcorn you can enjoy the peace of the Cheshire countryside and easy access to some of the U.K.'s most beautiful scenery.

Yet London is only 2½ hours away by Inter-City (13 trains per day), Manchester Airport can be reached by road in 40 minutes. Liverpool in 20 minutes, and the Motorway Network is at your door.

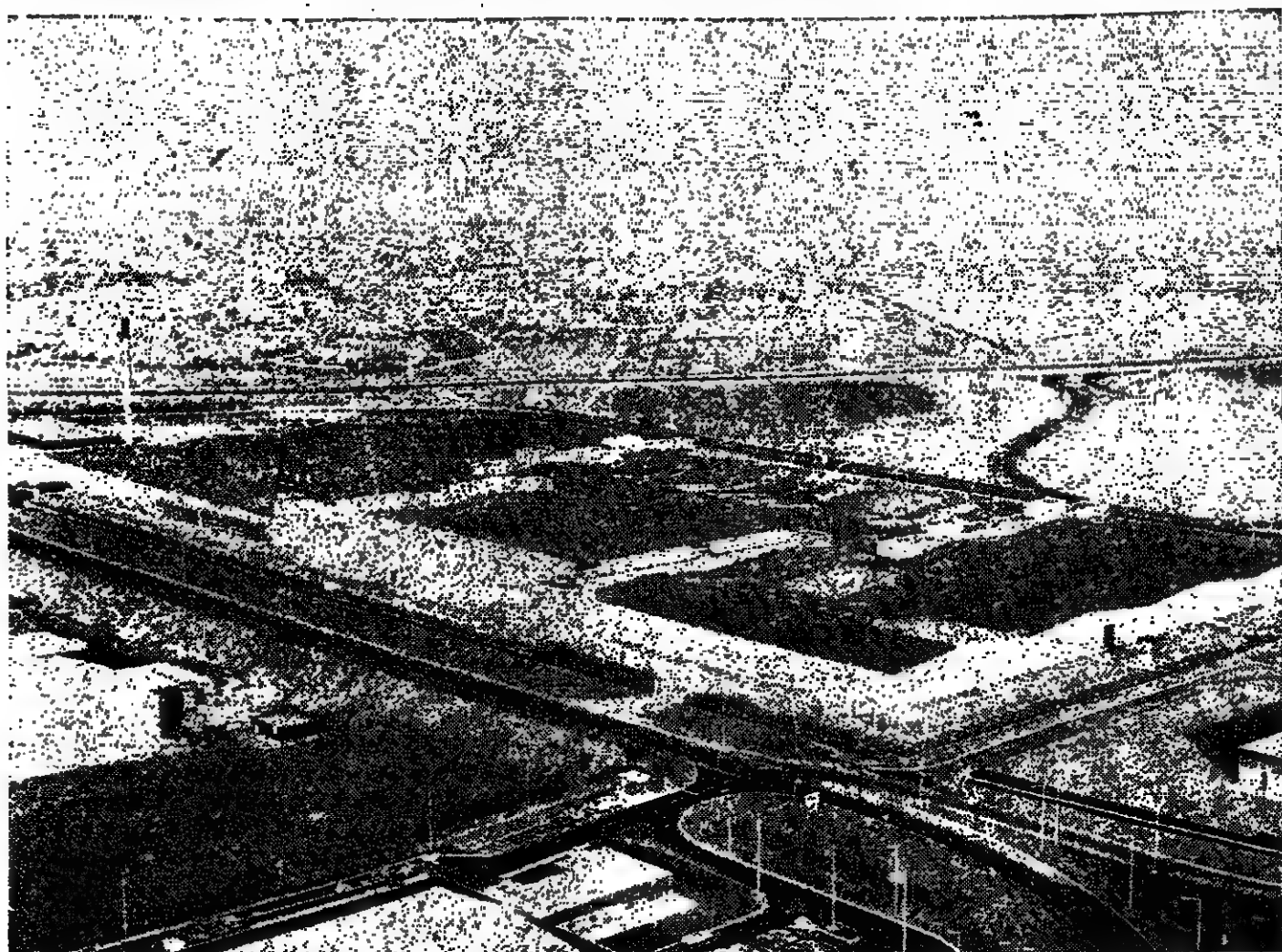
Add to this Special Development Area Status, housing for employees, a ready labour force, and you will see why Runcorn could be the place for your Company.

For details of factories and sites for industry, commerce and offices, contact: Ian McLaren, F.R.I.C.S., Chief Estates Officer, Runcorn Development Corporation, Chapel Street, Runcorn, Cheshire, Telephone Runcorn 73477.

امكانات



## INDUSTRIAL PROPERTY V



Biggest industrial property currently on offer in the North-West—the 624,000 square feet Courtaulds weaving factory at Skelmersdale New Town. It is being offered at a selling price of £3.75m

## New worries for the New Towns

**THE NEW TOWNS**—those planned alternatives to increasing sprawl and congestion in Britain's older cities—have seen more political upheaval in the past two months than at any time in their 40-year history. And the upheaval is by no means over yet.

Over the past three years it has been apparent that the political climate in which the New Towns flourished has changed. Instead of praising the new factories, pleasant surroundings of the garden cities, politicians have been focusing the centres of the great conurbations looking for ways to rebuild and rejuvenate them.

The "inner city" movement has been closely conjoined with the New Town principle, therefore, for some time. In fact since Central Lancashire New Town was established in 1970 no other has got off the ground.

Llantrisant, planned to be the third one in Wales, was abandoned amid controversy. Then Stonehouse in Scotland, even though it would have been managed by the development corporation of East Kilbride—a genuine augury of success—was not proceeded with although the land had already been acquired.

### Positive

Finally, a year or two back, Governments embarked on a positive policy of encouraging investment in the inner cities, setting up partnerships between local authorities and central Government for certain of these areas which competed directly with the New Towns already struggling in a poor economic climate—just beyond the city borders.

So the omens for a volte face on New Town support have been apparent for some time. However, it was only in July that the new Government began to wield the axe.

In pursuit of its policy of reducing the public sector's borrowing requirements and the Government's involvement in the economy, the new Government hit upon the more mature of the English New Towns—21

of the 28 in all throughout the country—as possible sources of funds.

Mr. Michael Heseltine, Secretary for the Environment, talked to their development corporations and suggested that they come up with a programme of disposal of their completed assets which would raise a really significant sum. To concentrate their minds during this period he imposed a moratorium on any new contracts they were planning.

Consequently, the association of New Towns agreed to sell £100m or so of their properties within the current financial year. In addition, as a result of cutbacks on their access to development funds under the Labour Government's spending cuts last year, and under this Government's April Budget, they have £40m to fulfil their current development commitments.

The sales involved look like being one of the largest and harshest property auctions ever arranged in the UK. Mr. Heseltine has called in Healey and Baker to give him personal advice; the association has appointed Jones Lang Wootton and Hillier Parker May and Rowden to undertake the actual disposal programme.

Meanwhile, the investing institutions, stuffed with funds earmarked for property and starved of prime properties on which to spend them, wait to pick off the plums in the New Town portfolios.

The Government's urgency in raising the money has given rise to powerful fears that the auction programme—which at present looks like the solution being adopted—is not the best answer. It could, all too easily, leave the New Towns with a rump of poorer quality properties which would be a drain on the country for all time.

Other solutions are hastily being discussed of which the most favoured seems to be the establishment of each New Town, or even possibly a group of New Towns, into a Trust for Sale.

Under such a scheme, the trustees could then offer chunks of equity in the trust in a variety of packages. A proportion could be allotted by way of a property bond which local townspeople could buy; a proportion could be allotted to the local authority direct; pension funds with their special tax positions would be interested in a property unit trust; and insurance companies might take pure equity shares.

The benefit of such a scheme would be that funds could be raised against the revenue and potential capital growth of the whole portfolio of the town—bad as well as good—instead of involving individual property sales.

To date the new political intervention in the New Towns has been restricted to the order for the disposals, which amount to 21 per cent of the revenue-producing assets of the 21 New Towns in England.

### Radical

But there are indications of even more radical intervention. In July, Mr. John Stanley, Minister for Housing, told the Commons that "the future of the Commission for the New Towns is being considered."

The New Towns Commission was set up to administer the properties of four of the oldest New Towns, Hemel Hempstead, Crawley, Welwyn Garden City and Hatfield, when their development was substantially completed.

Under the recent order by which all the completed residential properties in the New Towns were transferred to the appropriate local authorities, the Commission lost much of its original role. However, in return it was to take over the commercial property assets of each New Town from the development corporation as its dissolution date was reached.

Thus next year the Commission is due to take over Corby, Stevenage and Harlow. By 1984 it should also have assumed the assets of Runcorn, Bracknell, Redditch, Washington, Basildon and Skelmersdale.

Since 1970 the New Towns Commission has been self-financing. Its management of the original four towns has produced a rent roll which has grown from £2.7m to £5.8m over

the 10 years to March 1978. It controls assets worth about £130m and has revenue reserves of at least £10m despite having paid off £20m or so of the £122m of borrowings needed to build the four towns in the first place.

The Government, by ordering the Commission to play its part in the property sales demanded this year, has obviously decided not to wait the long period of time needed to repay the total loans out of revenue.

The nine extra towns which the Commission will take over by 1984 will also come to it from a fifth or so of their revenue-producing properties. And this must place a question-mark over the entire future of the Commission.

Meanwhile, in a curious compliment to the success of the New Town concept, Mr. Heseltine is considering turning the seven inner city partnerships into New Town-style development corporations. They would be funded, like the original New Towns which have had £2.5bn of loans so far, directly by the Treasury, and they would have much stronger powers to buy land and attract industry to it than hitherto.

The past few years have made it clear that fashion has turned against the concept of greenfield sites outside the borders of the conurbations designed for resettling some of their populations and rehousing some of their industries.

However, governments seem aware that the structure under which this concept materialised is not one which should be abandoned. The success of the New Town development corporations in attracting industry has been remarkable, particularly as their locations were determined by social need rather than commercial sense.

It is no coincidence that the development structure for the inner cities is intended to be along the same lines. Commercial property men have long mooted the idea of a New Town development corporation for such problem areas as London's Docklands—at present fragmented among several local authorities.

Christine Moir

## Dockland

CONTINUED FROM PREVIOUS PAGE

backed by the Phillips and PwC pension fund—on a site close to the Blackwell Tunnel, the News International site is on the "more acceptable" fringes of Docklands itself.

The need for comprehensive infrastructure and particularly transport has been seen increasingly as the key to making Docklands a more attractive area for industrial and commercial development. On transport as on other matters, progress has been frustrated by a combination of a lack of funding, disagreements between the individual boroughs and an apparent lack of enthusiasm from central government. There are, however, indications that attitudes are changing. Although Mr. Norman Fowler, Transport Minister, like his predecessor, has expressed reservations about the cost of the proposed Jubilee underground line extension into Docklands, he has promised a "sympathetic" hearing for a wide range of road improvement plans.

Central to these road improvements is the proposed £130m Docklands Southern Relief Road. Last month the GLC announced the first stage in a consultation exercise designed to lead to the route of the £6.5m twin-lane dual carriageway, which is seen by the council as a vital part of the plan to revitalize Docklands but is strongly opposed by some of the other members of the Docklands Joint Committee.

Disagreements between committee members on the route of the road do serve to illustrate a fundamental weakness in the partnership approach to inner city redevelopment—a weakness which has been particularly apparent in Docklands.

Much of the evidence heard by MPs in the Commons Committee concerned whether or not the Docklands Joint Committee was the best structure to effect redevelopment. Critics outside the local government

field have suggested almost unanimously that at the very least the existing structure had to be streamlined to minimise delays in taking policy decisions.

The members of the Docklands Joint Committee responded to this pressure in December last year by setting up a streamlined committee with executive decision-making powers. The move left overall policy matters to the full committee but meant that within the framework of the Strategic Plan a smaller committee composed of the GLC and leaders of the five boroughs was empowered to take day-to-day decisions.

At the same time, a new Docklands Development Organisation (staffed mainly by experts from the New Towns, was set up in an attempt to attract new jobs and industry to Docklands.

This organisation might now provide the basis for a new style of development agency in Docklands should the Government decide to adopt a different

approach to inner city policy. Such an authority, given wider powers than the partnership committee, could provide Docklands with a new direction.

Such a move would meet opposition from the Labour-controlled borough councils, but would also command the strong support of bodies like the London Chamber of Commerce, the Port of London Authority and, significantly, from Mr. A. G. "Tag" Taylor, chairman of the Association of Metropolitan Authorities.

The Port of London Authority has offered to hand over about 1,000 acres of unused land to a new authority in return for the writing off by the Government of part of its £36m debt. When coupled with measures already announced to ease restrictions on development in London such a new town might herald new hope for Docklands and provide the confidence needed to stimulate private investment.

Paul Taylor

# Bernard Thorpe

and Partners



## Advisers to Industry

### LONDON OFFICE:

1 Buckingham Palace Road  
London SW1W 0DD  
Tel: 01-834 6890 Telex 8813389

### PERVALE INDUSTRIAL PARK, WEST LONDON

25 Acre industrial/warehouse development with 100,000 sq. ft. built. 35,000 sq. ft. industrial units available, and a further 60,000 sq. ft. of warehousing available from May 1980. Units to tenant's specific requirements can be constructed.

**1000 NORTH CIRCULAR ROAD, NW2**  
At Junction 1 of the M1 this development which is currently under construction promises to be one of the most important Estates in London if not the United Kingdom. 255,000 sq. ft. warehouse units from 6,500 square feet available early 1980.

**CUMBERLAND & WHITBY AVENUE ESTATE NW10**  
One remaining warehouse unit of 10,480 sq. ft. still available.

**SIX BRIDGES TRADING ESTATE, OLD KENT RD, SE1**  
An excellent new development of warehousing and factory units, built to an extremely high standard. Majority pre-let, two units available 5,480 sq. ft.

**JUNO WAY, LEWISHAM, SE14**  
A few units on this brand new Estate, from 650 sq. ft. to 4,100 sq. ft. available. Long and short leases.

**WOOLWICH DOCKYARD ESTATE, SE18**  
Warehouse and factory units currently being refurbished in units from 2,250 square feet to 28,000 sq. ft.

**BOW INDUSTRIAL PARK, STRATFORD, E15**  
Major new industrial/warehouse Estate in East London. Phase I available Summer 1980 with five industrial units from 6,450 sq. ft.

**ST. LEONARDS STREET, E14**  
Four new factory units, totalling 28,500 sq. ft. Available 1980.

**HAMPTON ROAD WEST, TWICKENHAM**  
Brand new warehouse/industrial Estate development to provide 151,000 sq. ft. Available late 1980.

**HOVEFIELDS AVENUE, BASILDON**  
Warehouse and factories from 5,120 sq. ft. to 60,033 sq. ft. Available Winter 1979 on the Burnt Mills Industrial Estate.

**WEST HAM INDUSTRIAL ESTATE, BASSINGSTOKE**  
New industrial and warehouse development of 30 acres, with 270,000 sq. ft. already let. Further speculative phases are planned in the near future.

### THORNCROFT INDUSTRIAL ESTATE, BASSINGSTOKE

One factory unit of 18,000 sq. ft. Completely refurbished, available for immediate occupation. To be let on a new FRI lease.

### ALTENS INDUSTRIAL ESTATE, ABERDEEN

A new estate in two phases, to provide a total of 190,000 sq. ft. of warehousing. Phase I available beginning 1981 with units from 4,187 sq. ft.

### NEWCASTLE OFFICE:

16/18 Hood Street  
Newcastle upon Tyne NE1 6JU  
Tel: 0632 611641

North East England  
Factory/Warehouse Premises  
TO LET

**NEWCASTLE UPON TYNE TYNE TUNNEL TRADING ESTATE**  
Factory/Warehouse Units  
3,000 sq. ft. to 30,000 sq. ft.

**DURHAM ABBEY ROAD INDUSTRIAL ESTATE**  
Factory/Warehouse Units  
4,000 sq. ft. to 14,000 sq. ft.

**ASHINGTON, NORTHUMBERLAND JUBILEE INDUSTRIAL ESTATE**  
Factory Premises 44,000 sq. ft.

**JARROW, TYNE & WEAR BEDE INDUSTRIAL ESTATE**  
Factory Premises 25,000 sq. ft.

**TEESSIDE NORTH TEES INDUSTRIAL ESTATE**  
Factory Premises 35,000 sq. ft.

### MANCHESTER OFFICE:

Elisabeth House  
St Peter's Square  
Manchester M2 3DF  
Tel: 061-236 9595 Telex 686607

### YEWTREE TRADING ESTATE, HAYDOCK

Situated on the A580 midway between Manchester and Liverpool and half a mile from Junction 25 of M6. Total development of 120,000 sq. ft. in units from 12,500 sq. ft.

### ELLSMERE PORT

A total of 63,000 sq. ft. of warehouse and industrial accommodation available in units from 3,000 sq. ft. The development is situated half a mile from Junction 3 on M531.

### CREWE

14.5 acres available for development with rail siding facilities. In parcels of 1 acre upwards, at £35,000 per acre.

### EDINBURGH OFFICE:

36 George Street  
Edinburgh EH2 2LG  
Tel: 031 226 4484

### INVERNESS

**LONGMAN TRADING ESTATE**  
Remaining new industrial/warehouse units to lease with early entry.

**UNITS FROM 4,400 SQ. FT. TO MAXIMUM 22,600 SQ. FT.**  
Existing tenants include: Boots, Tytrac, H.J.D.B. and Chloride Gaeor.

**EDINBURGH EASTERN INDUSTRIAL ESTATE**  
ADVANCE UNITS TO LET NOW  
10,000/40,000 SQ. FT.

Strategic location. Also units built to tenant's specification.

**BATHGATE, WEST LOTHIAN**  
Remaining modern warehouse/distribution depot

TO LEASE  
OF 100,000 SQ. FT.

23ft. eaves, expansion land, early entry, close to M8. Commencing rent £75,000 p.a. ex.

Joint Agents: Chamberlain & Willows

### SHEFFIELD

OUR NEW OFFICE OPENS  
MONDAY OCTOBER 1ST AT

Yorkshire Bank Chambers  
Fargate, Sheffield S1 1LL

Telephone 0742 750681  
Telex 557902



# INDUSTRIAL

## London and South East

**HEATHROW INTERNATIONAL TRADING ESTATE**  
10,000-160,000 sq. ft. TO LET

**READING, NIMROD INDUSTRIAL ESTATE**  
4,000-90,000 sq. ft. TO LET

**FELTHAM, Armadale Road**  
18,000 sq. ft. TO LET

**SIDCUP, Kent**  
4,000-71,000 sq. ft. TO LET

**CHISWICK W.4. H.Q.**  
68,000 sq. ft. TO LET

**ACTON, Victoria Road**  
3,000-90,000 sq. ft. TO LET

**LONDON, N.17**  
3,875-94,800 sq. ft. TO LET

**LONDON, E.3**  
2,900-9,150 sq. ft. TO LET

**WOODFORD, E.18. H.Q.**  
27,300 sq. ft. FREEHOLD FOR SALE

## South West

**POOLE, Dorset**  
3,670-45,235 sq. ft. TO LET

**SWINDON**  
SITES 1 to 25 ACRES FOR SALE

## Midlands

**TAMWORTH**  
2,200-26,400 sq. ft. SITES 0.5 to 20 ACRES

**BIRMINGHAM**  
3,000-22,000 sq. ft. TO LET

**NUNEATON**  
6,000-91,000 sq. ft. TO LET

## North-West

**SKELMERSDALE**  
425,000 sq. ft. FOR SALE

**SKELMERSDALE**  
624,000 sq. ft. FOR SALE

**WYTHENSHAW**  
13,750 sq. ft. TO LET

## North-East and East

**LEEDS**  
47,500 sq. ft. FOR SALE or TO LET

**NORWICH**  
33,150 sq. ft. FOR SALE or TO LET

**HULL**  
20,610 sq. ft. FOR SALE or TO LET

**SHEFFIELD**  
2,000-125,000 sq. ft. TO LET

**NEWCASTLE**  
7,000-35,000 sq. ft. TO LET

## Scotland

**DUNDEE, Kingsway**  
110,000 sq. ft. FOR SALE

**Hillier Parker**  
May & Rowden

77 Grosvenor Street, London W1A 2BT 01-629 7666

and City of London • Edinburgh • Paris • Amsterdam • Sydney • Melbourne • Brisbane



## How to get 6 months extra income from your capital

By appointing Bovis to build your factory or warehouse you can advance the time when it starts earning revenue by six months—the six months that it takes to get through everything involved in awarding contracts by tender.

Bovis is a tender. We are the only contractors working exclusively on a fee basis. So your interests are ours, 100%, and we can devote all our management skills to producing a building of the quality you want, at the price you want, on the date you want. And the 6 months we save you could well bring you within the time limit for a regional grant.

With Bovis you can build for the future with confidence. Ring John Gillham on 01-422 5488, or send the coupon.

To: John Gillham, Bovis Construction Ltd., Box 15 House, Northolt Road, Harrow, Middlesex HA2 0JL.  
Please send me details of Bovis fee construction services.

Name: \_\_\_\_\_

Position: \_\_\_\_\_

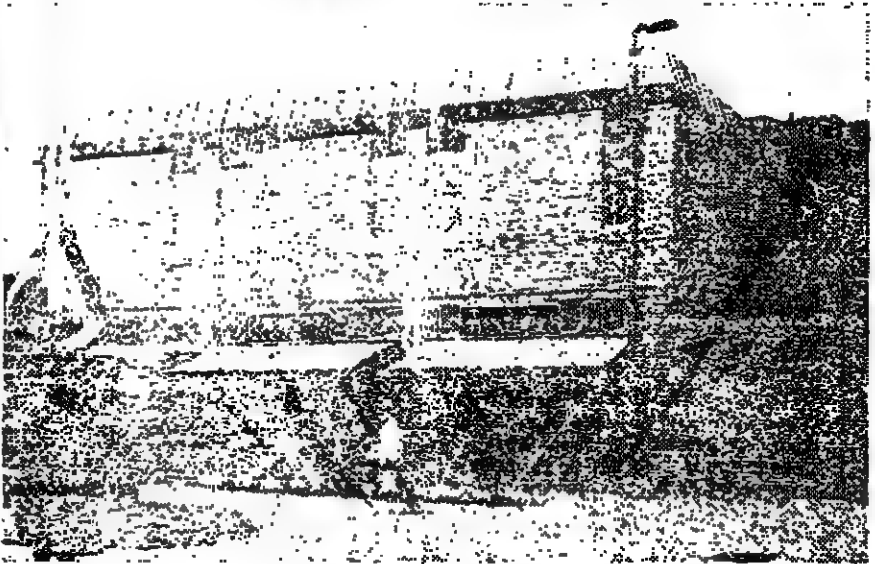
Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_

**Bovis**

## Pensions & Charities Property Fund



Further funds are available for the purchase of prime shop, office and industrial investments on behalf of Pensions & Charities Property Fund. Finance available for developments and leaseback transactions. Details to J. R. Oxley, B.Sc., FRICS.

21 Soho Square,  
London W1V 6AX

**ALLSOP**

Tel: 01-437 6977  
Telex: 267397

# INDUSTRIAL PROPERTY VI

## Competition for prime sites

IF INVESTMENT prophecies are ever self-fulfilling, the industrial property market is the right place to be. And if economic trends and forecasts have any impact on rental growth and values, warehouses and factories should be strenuously avoided.

These are two contrasting views of the industrial property scene and, as usual, neither is entirely right. The answer lies somewhere between the two, with the successful industrial investment resting squarely on a policy of careful selection.

The economic prognosis is alarming. Productivity is no better than three-day week levels. Britain's industrial base is said to be shrinking every year and what little real growth we have achieved recently is widely expected to be whittled away by a world trade recession, adverse currency parities and high wages.

But as Grant and Partners, estate agents specialising in the industrial market, pointed out recently: "The level of new development activity—particularly that initiated by the major institutions—has been specta-

lar with spirited competition for now scarce prime sites. In this climate, values of industrial property throughout the UK have risen sharply."

At first sight, this explosion is inexplicable. Interest rates are high (and the coupons offered on Government stocks amply reflect the cost of money), building costs have inflated and land prices are soaring.

The industrial investment structure naturally rests on rental expectations, however, and the industrial property sector, over the past year or so, has done the institutional investor proud. Can it continue to do so if the spectre of recession becomes a reality and the UK manufacturing base shrinks still further? Clearly not, at least not on a wholesale basis.

There are a number of intrinsic reasons why the factory and warehouse sectors have done so well. If the office and shop investment markets are leading examples of imperfection, the charge cannot be laid with the same vehemence at industrial space.

Factories and warehouses can be acquired for a very much smaller capital outlay than a high street shopping site or a headquarters building for a commercial tenant. The fund manager thus achieves a very much better investment spread and cuts the risk implicit in tying a large proportion of his portfolio in one development.

This problem is usually surmountable to the manager of a large, mature fund but new-comers have often baulked at this high cost relative to cash flow. If, as some now argue, the industrial property sector is in danger of over-heating, it is possible that fledgling funds have raised the temperature significantly in an effort to get their money into the ground and revenue-producing.

It is now widely agreed that yields on prime industrial space have been pushed down to 6.25 per cent. That may allow for an occasional quarter point leeway on either side but, at these levels, returns offered by alternative investment media demand a significant rate of rental growth.

Because industrial rents have been rising from a low money platform, growth has outstripped that of commercial or shop investments. A factory rent which rises by, say, 50p per sq ft from £1.75p has, after all, matched the performance of an office in which rents rise by as much as £4 to £18 per sq ft.

Grant's own estimate of rental growth in various parts of the country in 12 months to last June shows just how dramatic the effect of just a few additional pence per sq ft can be. The firm concluded that overall rents had risen by 18.2 per cent over the year, breaking down to an average 18.7 per cent in London and the Home Counties and 16.1 per cent in the provinces.

And the old saw that the three criteria of successful property investment are location, location and location is no less true for being a cliché. The analysis is founded on a schedule of rents for a 10,000 sq ft standard warehouse, distribution depot or light industrial unit of modern design and construction situated in an established main road trading location, in various centres.

The survey knocks down some of the surety given by the rich South East and an impoverished Minterland, for the highest rental growth rates simply do not always break down in such a simplistic fashion, but it is noticeable that rents have broken through the £3 per sq ft barrier in the inner suburbs of

South West London, inner boroughs of West London and the King's Cross, Camden area. And the best advances have been recorded in pivotal areas of the road and airfreight networks.

As stockbrokers Vickers & Costa pointed out in a survey earlier this year: "Growth within the industrial property market continues to be dominated by the expansion in warehouse space resulting from the growing international trade in finished manufactured goods."

### Stability

The British economy has shown an uncommon ability to "suck in" imported goods and the position has been exacerbated by the apparent stability of a high sterling exchange rate.

With the hefty effects of a tax cut coming through this autumn it may be wrong to assume that the level of import activity is about to die away in the near term. In many cases, overseas manufacturers have circumvented any threat (however unlikely) of protectionist measures by setting up factories and depots in this country.

So, even with Britain's rather lop-sided current involvement in the world economy, investors can have reason to feel cautiously optimistic about the light factory and warehousing markets, provided their funds are committed to a prime location.

As things stand, bulls of the industrial property market can argue that supply is still rather tight, if somewhat less restricted than conditions prevailing at the peak of the cycle in 1974. King and Co., another estate agent with a specialist knowledge of the sector throughout the country, estimated that the amount of

vacant space available as a percentage of total stock at the end of last year was 1.5 per cent for factories and 2.4 per cent for warehouses.

But as Grant has pointed out, developers have rushed to try to balance the supply/demand equation this year and the pendulum is in danger of swinging the other way if speculative builders ignore the precept of trade-related communications as the arbiter of rental growth prospects.

There is a possibility, however, that adherence to the principles of good location will be self-defeating. Building costs are inflating by 14.2 per cent each month and land sold to developers attracted to the magnet of Heathrow Airport is changing hands at levels approaching £400,000 per acre.

Prices in excess of £300,000 are by no means a rarity in the South East and it is estimated that industrial site construction can be economic in such a climate only when rents reach about £2 per sq ft. In many provincial areas, rents are lagging behind this target.

For the moment it seems that much new development has been concentrated in regions of peak demand. So far, tenants seeking accommodation near Heathrow and the road network which links the airport to the capital have proved willing to pay over £3 per sq ft and it may well be that rents of £2.50 will be reached in the short-term future. Factory and warehouse rents are still a far lower proportion of fixed overheads than those of retail and commercial premises.

But this is development—and investment—in a no-hedge and while there has been a high level of investment throughout the country, the area around London Airport and motorways through the Home Counties are

leading the field by some considerable margin. Unfortunately, prime sites are in very short supply and institutions have been markedly unwilling to opt for anything but the very best developments.

A target of 20 per cent industrial within a direct property investment portfolio has not been an uncommon aim. If this objective has not always been realised it is often because managers must take a pragmatic view of the prime property market in all three categories and seize opportunities in an era of limited supply where they can.

It does seem, however, that the institutions are rather less willing to push the industrial market temperature any further up the thermometer. Yields of 6.25 per cent may be about to stabilise, certainly they have paused at that level for the past few months.

Overseas investment now becomes more feasible. The pace of U.S. involvement may be rising and perhaps the scars of past European ventures have healed. The Budget untied many of the investment strings.

Measures announced by the Chancellor at the same time to repeal the Community Land Act and reduce the rate of Development Land Tax to 60 per cent coupled with the pressure to cut Government spending has increased the availability of local authority-owned or sponsored development sites.

The steam of the industrial sector should be allowed to evaporate for as Grant and Partners stress: "Stability in the property investment market—with its ramifications throughout the entire basis of financing industry and the provision of employment—must be maintained at all costs."

Ray Maughan

## Warehouse market buoyant

BUOYANT is the word the industrial property world is using at present to describe the warehouse market. Rents, especially in the South of England, are moving upwards as demand for storage space shows every sign of outstripping supply.

According to the latest survey from chartered surveyors King and Company, the amount of warehouse space

available in England and Wales in April of this year was a full sixth down on the level of December 1978. Of the eleven regions surveyed only one managed a modest increase in space available, while in some parts of the country the survey suggests a considerable squeeze has begun to take place.

Excluding premises with less than 5,000 sq ft of flooring, warehouse space in England and Wales dipped from 27.1m sq ft to 22.4m in the five months to April. "In prime locations there is now a very limited choice of modern single storied premises to let and this is especially so with freeholds," King and Company warns.

There was a gain of 3 per cent to 10.5m sq ft in the East Midlands but this was right against the overall trend. London and the Home Counties suffered a decline of 22 per cent, leaving the area accounting for 39 per cent of available space against 42 per cent just five months earlier.

The amount of warehouse space available has been shrinking since December 1978 but the chartered accountants' latest findings point to a marked acceleration in the trend. From December 1975 to April 1979, storage space available in England and Wales declined by 40 per cent. But more than a third of the shortfall occurred in the final five months of the period.

A number of conclusions are drawn. King and Co. point out that in recent years developers have paid greater attention to smaller units. Those with less

than 5,000 square feet of flooring fall outside the scope of the survey. But at the same time, new building appears not to have kept pace with demand. This is partly the result of social and political pressures.

As unemployment mounts it has become increasingly difficult for developers to gain planning permission for warehouse construction. Local politicians understandably press increasingly for labour-intensive manufacturing development rather than storage facilities which provide relatively low levels of employment. King and Co's survey, which is spread across manufacturing as well as warehouse property, reflects this pattern of events.

Of the total sample, manufacturing industry accounts for 55 per cent of available floor space with warehousing the balance. At the end of 1978, manufacturing floor space accounted for 52 per cent of the total sample.

As for demand itself, there are a number of key strands. Following the latest twist in the oil price spiral, transport cost are an obvious pressure point. A decade ago the retail and distribution trades were moving towards larger warehouses set at ever greater distances from each other. Today, conventional planning tends to move the other way as fuel becomes a major and unpredictable variable in the cost structure of the transport business.

Fashions in consumer goods are an equally important factor in lifting demand for ware-

housing against a background of weak domestic manufacturing output. The popularity of imported goods goes from strength to strength. Consumers' tastes in cars is a graphic guide to the demand patterns now being seen in nearly all sectors of the consumer durables field.

The buoyancy of the warehouse market is not a totally national experience, however. Rising demand is confined to a number of well-defined areas. The South East of England is a prime area where, for the "right property," rents this year have risen by as much as a tenth.

### Acceptable

This sort of rental strength has helped lift warehousing to the top of the pile in terms of investment by the developer. Most industrial property developers now find warehousing "every bit as acceptable" as prime factory property. At Slough Estates, warehouses account for about 40 per cent of the property portfolio following increasing concentration on this sector.

The company has recently completed a 100,000 sq ft warehouse which it was prepared to sub-divide in order to let it fully. But the property was quickly snapped up—by the wine merchants Saccoccio and Speed—and Slough Estates reports plenty of new work on hand. The company's portfolio has a book value in excess of £200m, a land holding of more than 2,000 acres and a com-

pleted floor space of about 16m sq ft.

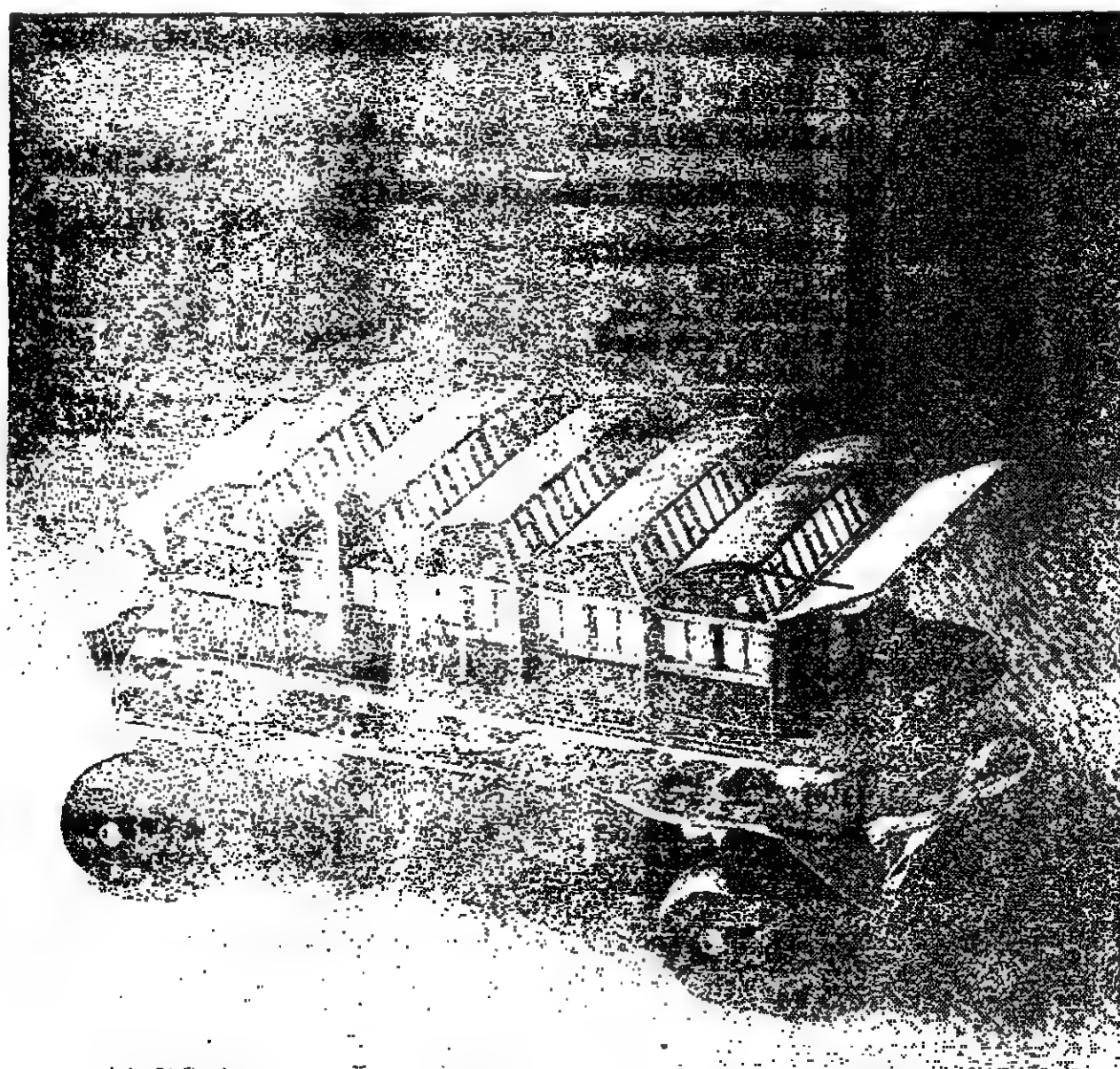
Structurally, the modern warehouse has changed little since the 1950s, though it is now found in a vastly increased variety of sizes. From modest units of less than 5,000 sq ft, the modern warehouse can range up to 500,000 sq ft. Warehouse heights, having increased sharply in the 1960s following advances in mechanical handling technology, now seem to have stabilised at between 30 and 34 ft at their loftiest.

The average size of a warehouse in this country is probably in the 30,000 sq ft range. There have been no obvious new developments in construction in recent years and these buildings remain the simplest of commercial structures. Equally, building regulations are minimal and comparatively uncomplexified in contrast to the complexity of design found in many manufacturing estates.

According to King and Co., the number of warehouses sampled of 100,000 sq ft and over rose from 90 to 96, while the percentage of buildings not more than 10 years old moved down to 49 from 56 per cent. Single-storey buildings, again accounted for 87 per cent of the sample.

Outside London and the Home Counties, the main pressure points in terms of the squeeze on floor space were the North East and Avon and the South West where the five months to April saw available warehouse space decline by almost a third.

Jeffrey Brown



## What most factories need is wheels under them.

If factories had wheels or suitable premises were easily available, moving wouldn't be such a major undertaking.

However, suitable property is rarely readily available and takes a great deal of finding. The property's location, specification, condition, loading and car parking facilities, office content, availability of grants are all relevant and must be carefully considered.

Chestertons Industrial Department have warehouse and industrial properties available to let nationwide.

Start the wheels rolling now.

**Chestertons** Chartered Surveyors  
**Industrial property**

75 Grosvenor Street, London W1X 0JR. 01-499 0404

Other offices in the City, Kensington, Hyde Park, Little Venice, Chelsea, Notting Hill Gate.

For all your property needs

## INDUSTRIAL SPACE NEWS

**BROOKLANDS IND. PARK WEYBRIDGE SURREY**  
New Industrial/Warehouse Units From 10,000 sq.ft. & 40,000 sq.ft.  
TO LET

**NORTH LUTON INDUSTRIAL ESTATE BEDFORDSHIRE**  
Phase I—20,000 sq.ft. Warehouse Remaining  
Phase II—Pre-lets available now  
TO LET

**LONDON EC1**  
Warehouse/Cold Store 24,500 sq.ft. (317,000 cu.ft.)  
TO LET

**COVENTRY WEST MIDLANDS**  
New Warehouse Units From 12,500 sq.ft.  
TO LET

**BASILDON ESSEX**  
Single-Storey Factory/Warehouse 122,000 sq.ft. on 7.1 acres  
TO LET/LEASE FOR SALE

For further details contact . . .

**TELFORD SALOP**  
New Warehouse/Industrial Units From 20,000 sq.ft.  
TO LET

**PERRY BARR BIRMINGHAM**  
Modern Warehouse Premises 23,000 sq.ft.  
LEASE FOR SALE

**MIDDLESBROUGH CLEVELAND**  
Modern Single-Storey Factory 143,540 sq.ft. on 12 acres  
FOR SALE FREEHOLD

**STOKE-ON-TRENT STAFFS**  
Single-Storey Factory 60,000 sq.ft. on 3.5 acres  
FOR SALE FREEHOLD

**FULLER PEISER**

Chartered Surveyors  
Thames Inn House  
3-4 Holborn Circus  
London EC1N 2HL  
01-353 6851 Telex: 25916  
and at Sheffield, Edinburgh & Paris



# Small factories set a growing pattern

BRITAIN MAY once have been described dismissively as a nation of small workshops but now a more appropriate title might be 'a nation of small factories'.

The term nursery unit, with its kindergarten undertones, might imply some junior, even experimental enterprise. Far from it. Occupiers of nursery space are encouraged to grow, to expand into adjacent space and eventually to take a major site on an industrial estate.

The concept is by no means new: nursery units were developed in the post-war new town construction phase but it is only in the last few years that it has been realised that the majority of the working population is not employed by the ICIs of this world but by small manufacturing and service companies. However, fragmented the approach sometimes seems, all sides of industry are pushing for further aid for the small businessman.

Estate agents from nearly every part of the country report that the market for these units is hard and very buoyant. Space is let as soon as construction is completed.

## Climbing

King and Co., a specialist agent in the entire industrial property market, estimates that the rate of nursery unit development is climbing rapidly. It calculates that the amount of vacant space on the market in the southern half of the country has roughly doubled in the past two years and that perhaps 5m square feet of the 16m square feet stock of modern (under 10 years old) vacant space comprises units of under 5,000 square feet or less. It is interesting to note that all nursery space is modern and is let immediately.

The upturn might have run out of steam had it not been for the recent entry of a powerful new source of funding. The market for these small units has long been fostered by local authorities whose efforts were sometimes complemented by the private investor willing to take a year's view of rents and values.

But, as the pension funds and life assurance companies began to pick up the pieces of failed property empires after the 1973-1974 market crash, they quickly realised that the risks inherent in direct industrial property investment were not insurmountable. The rewards, as we show elsewhere in this survey, have been attractive.

But until recently, their interest was confined to large units, 10,000 sq ft and upwards,

which would attract blue chip tenants and thus the desired covenant. It has been perhaps a mixture of a little social awareness, swift lettings and high rental growth which has drawn the institutional investor into the nursery market in a growing way over the last two years.

If it is remembered that an institution is committing pension fund payments or life assurance premiums to a building over a 21-year or 25-year term, it is easy to understand the desire for financially secure tenants and a listing on the Stock Exchange is perhaps the best, if not sure, guarantee of a first-class covenant.

The record of small business failures is not encouraging and by comparison with larger units, nursery space is relatively expensive to develop. The wall brick to floorplate ratio, for example, is higher and the use of leading bays, usually planned at a width of 80 ft, is less economic.

Tenants come and go, their use of outside storage is often frequent and in the words of one agent, an industrial nursery development quickly 'gets to look quite mucky'. In other words, small units entail a far higher degree of management.

However, the market has adapted to the needs of a funding institution. Local authorities may develop units from 800 sq ft upwards but this is regarded as quite uneconomical for institutional developers who would normally look only at schemes where the average unit space starts at around 3,500 sq ft.

If an institution is to accept the burden of estate management and is willing to accept the absence of blue chip covenant, a higher investment yield is generally incorporated.

It should be said that while the small businessman predominates, quoted companies still need space for storage and distribution in most areas of the country. But an institutional investor would still look for a premium of perhaps one or two

points over the conventional industrial property market yield on most nursery developments. That would imply an initial return of, say, 8 per cent, perhaps a little more.

Where a local authority takes an overriding lease on a scheme and so guarantees the covenant, an institution would expect for units of less than 3,000 sq ft, yields will stand a little closer to the price industrial norm.

## Lease

For example, two local authorities combined with a developer to build 12 nursery units on land owned by the developer outside Leicester. These offered space varying between 2,000 and 4,300 sq ft. The local county council has taken an over-riding lease on the estate at a starting rental of £49,000 annually exclusive and the resultant investment has been forward sold to the London Borough of Croydon Superannuation Fund (which was advised by Knight Frank and Rutley) for £675,000 to show a net yield of 7 per cent.

The small businessman rarely thinks of a rent in terms of a charge per square foot. The nursery unit tenant often discusses a rent with his landlord as a cash sum that he can afford each week. He may, for instance, weigh the cost of increased rent on expansion against the wages of a new secretary.

If he defaults, goes out of business or quits the tenancy for any other reason, demand is such that the space is filled almost immediately. So rather than face a void, the landlord is faced with the welcome prospect of an early reversion. Reversionary terms, in any case, are generally fixed for three years which, although not by any means uncommon, is not yet the norm for larger industrial units.

In prime locations in West London, to name one area of keen investment interest, rents

are now achieving £3.50 or £3.56 per sq ft and are expected to approach £4 by the end of the year. After climbing from a level of about £3 at the end of last summer, nursery units have substantially beaten the performance of units over 10,000 sq ft in which rents have grown by between 15 per cent and 20 per cent.

In the words of Grant and Partners, another specialist agent in the industrial property market: "Nursery units bring life to an estate and often enable a developer to let larger spaces quickly."

While a policy of urban renewal is to be applauded, and efforts to bring small businesses back into town and city centres is best served by joint co-operation between local authorities and institutions and a thorough understanding of each other's needs, criticisms are being quietly voiced at the level of nursery development on green-field sites.

Since the size of nursery units limits flexibility and very much opportunity to develop new manufacturing processes, the criticism runs, the rush to serve the small businessman is building obsolescence into the modern industrial base. Some would argue that it is difficult to link more than two small units and the expansionary step up from, say, 6,000 sq ft to 10,000 sq ft may be difficult.

For the moment, the nursery unit market has had a good run and the current level of demand for such space helps to ensure the prospects of further rental growth. Institutional difficulties over covenant have been mostly sidestepped and yields show an attractive premium to other sections of the property market.

It now remains to be seen whether the commitment on all sides to bring much-needed industry back to the fast-emptying city centres is something more than an ideal. Or is green-field expansion simply the easier development option?

Ray Mangham



I didn't really think that you could complete this year.

Music to our ears at Hunting Gate Group, because that's exactly what our team of experts can do...move fast and efficiently. At Hunting Gate's Hertfordshire headquarters there is a 100 plus team of property professionals who can find the land, obtain the planning permission, design

and build your office, industrial, retail store and warehouse quickly and cost effectively.

Some of our recent comprehensive building projects have been undertaken for clients such as BOC Ltd, Robert Bosch Ltd, Du Pont (UK) Ltd, Fyffes Group Ltd, GTE Unistrut Ltd,

J Sainsbury Ltd, Motorola Automotive Products Ltd. If you would like to know more about us then please telephone or write for our corporate brochure.

**Hunting Gate**  
**4444**

Hunting Gate - Hitchin - Herts SG4 0TB - Telephone: (0462) 4444 - Telex: 82444

develop and build the professional way

## Building costs accelerating

THE MOST striking aspect of industrial building costs in the past year has been their acceleration. Percy Bilton, the industrial developer, believes costs have been increasing at the rate of 14 per cent or so a month, an annual rate of 20 per cent.

Other observers think the rate of growth has been even higher—in perhaps 30 per cent on an annualised basis.

Opinions differ as to the reasons for the increases which are distinctly more marked than they were a year previously. Some argue that contractors are simply passing on increased costs of materials, wages and overheads. Others believe they have been trying to claw back some of the margins lost during the grim years of 1975-77.

Materials costs, according to all the official figures, have been on the up recently (when have they not in recent years?) But the pace has been steady and regular rather than spasmodic or dramatic.

Wages, on the other hand, have leapt ahead. And there is more to come. Current negotiations are revolving round a basic 35-hour week, extra paid holidays and higher basic rates. If only some of these demands are met contractors' wage bills this year will rocket.

Nevertheless, wages alone are insufficient to account for the level of increase in overall costs and this has led some observers to believe that contractors have regained sufficient self-confidence to start pumping out their margins once more after the long years of lean, if not invisible, margins accepted in order to get secure work during the recession.

Mr. Graham Bowes, on the industrial side of Bernard Thorpe and Partners, said recently that during the recession contractors had been on a tightening spring which had finally been wound to its limit. Now, with more work about, he says, that spring was uncoiling rapidly.

The view commands respect but it is difficult to reconcile both observations with the fact that developers claim that recent tenders have all produced offers within close tolerances of each other, and with the renewed claims by the contracting industry that it is once again starved of work.

Whatever has been happening in recent months, there are better grounds for thinking that the next year will bring more tightening of the spring for the contractors.

Industrial developers at present have had a reasonable run. Prime warehouse rents of up to £2.75 have increased at a level which has kept pace with building costs and allowed some scope for absorbing increases in land and ancillary costs such as interest charges.

As a result, according to the developers, building programmes have been running at a rate not seen since the early 1970s.

The warning signs of overheating do exist, however. Industrial land is fetching prices which bear no resemblance to drawing board viability studies. The more seasoned companies have reluctantly paid as much as £250,000 per acre to top up their land banks with exceptional sites. But they are building at the £300,000 level reached on several occasions recently.

## Gamble

Others have gambled on continuing rent rises and paid as much as £400,000 per acre. With interest rates remaining high and building costs rising by, say, a quarter over a year, investment at that level represents quite a gamble on rent increases.

Mr. Alan Smith of Percy Bilton is not so sanguine. His company is anticipating a slackening of demand for industrial premises in the coming months and he wonders whether rents will continue to keep pace with cost inflation.

It is difficult to pinpoint in pounds per square foot the cost of a standard warehouse unit which meets institutional requirements because of the different criteria used by different companies. Some include heating in their basic costs, others a proportionate share of approach roads and landscaping. Nevertheless, there is some consensus on a figure of between £13 and £16 per square foot, excluding fees, land costs and basic site infrastructure.

The justifiably complimented International study conducted by Slough Estates on comparative building costs for standard industrial units does not throw much light on actual levels of costs. But it does suggest that whereas in 1976 UK building costs were just about the highest in the world, they have now become comparatively cheaper, with Belgium, Germany and the U.S. costing more in terms of basic building.

Where Britain continues to score low, however, is on the time taken to get a project built

—from working drawings, through planning consent, to completion. The time taken in producing drawings obtaining planning consent and pricing a project in the UK continues to be longer than anywhere else, and is a major factor when financial carrying costs are high.

However, the time taken for actual construction has improved markedly since Slough's first study in 1976—by nearly a third. According to Slough this is largely due to over-capacity and scarcity of work in the building industry.

At the same time, however, the UK's comparative performance is still poor. The entire project in the study took 29 weeks to build in the UK. Projects as similar as possible in Germany took only 18 weeks. Even in Belgium, the country with the second slowest performance record, they took only 26 weeks.

Slough attributes the slow performance in Britain to a variety of factors, ranging from unreliable delivery of materials and non-standardised components to shortages of certain skills, outdated materials handling methods and the "absence of a sense of urgency."

The point about standardisation of materials and components is a particularly important one. Many developers complain that because the supply of heating units, electrical parts and plumbing fixtures is subject to frequent interruption, it is particularly important that contractors are able to mix and match units from whatever source is available. This, however, is not possible on any scale in the UK.

Other developers are concerned about inhibitions imposed on them by inflexibility in the institutions' requirements for an investment building. They complain that architects occasionally hit upon truly beneficial innovations in building design or construction which would provide significant cost savings, only to have them barred by the standards laid down by institutions' agents.

How far this complaint is a practical rather than a theoretical one is hard to determine but with building costs rising at the rate they are, a threat of slackening in rental growth and a continuing period of high finance costs, every way possible must be sought to keep costs under control.

Christine Moir

# When?

A decision to expand or relocate industrial and commercial activity will depend on answers to a whole range of vital questions. As vital as any, will be when and how soon can new properties and sites be made available. In Northampton the straight answer is now. We are on the M1, midway between London and Birmingham with 50% of Britain's industry within a 100 mile radius.

Office buildings in the town centre  
Greyfriars House, 160 000 sq ft of offices above the new bus station, Belgrave House 64 000 sq ft forming part of the Grosvenor Shopping Centre, Compton House, 27 000 sq ft in a prime position, Woodlands House, 13 700 sq ft of prestige offices. Other properties from 500 to 10 000 sq ft.

Office sites in Northampton  
In the town centre an important site of 3.5 acres for a development up to 300 000 sq ft. Two sites for 30 000 sq ft. At Weston Favell District Centre, sites for up to 100 000 sq ft. Moulton Park provides 83 acres of campus sites in a rural setting.

Unit factories and industrial sites  
Bracknills: 1 unit of 18 400 sq ft and 1 unit of 21 500 sq ft. Reservations are also being taken for Phase 3, comprising 14 units of 5000 sq ft and 2 units of 12 500 sq ft. All have mains services, parking, offices and central heating. A wide range of industrial sites are available on four employment areas.

In the search for the right business location straight answers to straight questions are a must. Let us know your requirements.

Northampton  
middle england

character  
prosperity  
& growth

for a straight answer

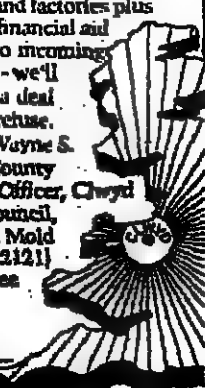
contact Leslie Austin-Crowe BSC FRICS,  
Chief Estate Surveyor  
Northampton Development Corporation  
2-3 Market Square, Northampton NN1 2EN  
0604 34734

In CLWYD today  
127,000 people  
went to work  
as usual.

It's a fact. Clwyd's workforce can justly lay claim to one of the best labour relations records in Britain today.

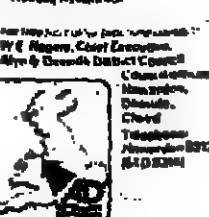
With this multi-skilled workforce, proximity to major markets and national/international communications networks, this progressive Welsh county, with full Development Area Status, dominates the north-western development scene.

Talk to us about the low-cost sites and facilities plus extensive financial aid available to incoming industries—we'll make you a deal you can't refuse. Contact Wayne S. Morgan, County Industrial Officer, Clwyd County Council, Shire Hall, Mold (Tel. Mold 2121) for your free colour brochure.



Superb  
opportunities for  
industry in  
Alyn & Deeside,  
Clwyd, N. Wales

For many years the Alyn & Deeside area has been a major industrial and commercial centre. It is now a major centre for industry and commerce. The area is well served by the M54 motorway and the A55 trunk road. It is also well served by the railway and the bus services. The area is a very attractive one for industry and commerce. It is a very good location for a wide range of industrial and commercial activities. It is a very good location for a wide range of industrial and commercial activities. It is a very good location for a wide range of industrial and commercial activities.



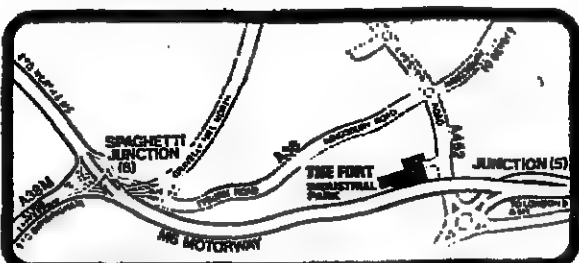


# THE FORT

## Industrial Park Birmingham

New warehouse/factory units from 5,000 to 100,000 sq.ft. adjacent to M6 motorway. Phase One available December 1979.

- Yes, when you move to this completely new development you'll not only have superb location but all these advantages too—
- Units built to a high specification including 22ft. minimum eaves height.
  - Single storey external offices with each unit.
  - Wide, well lit access roads.
  - Generous manoeuvring areas.
  - Ample car parking next to offices.
  - High quality landscaping.
  - Pleasant working environment.
  - Well served by public transport.
  - Good local skilled labour supply.



For full details contact letting agents—

**Phoenix Beard**  
15 Hanover Street, London, W1A 1AB  
01-493-4213  
81, James House, 17 Horse Fair, Birmingham, B2 4EQ  
021-422-5551

**Edwards Bigwood & Bewley**  
78 Colmore Row, Birmingham, B3 3QJ  
021-236-8477

**Leavers**  
36 Bruton Street London W1X 8AD  
Telephone 01-629 4281 01-493 2012

DARTFORD, KENT	RAINHAM, ESSEX
New Warehouses	New Warehouse
Under Construction	Last Remaining Unit
5,700 sq. ft.—	12,300 sq. ft.
96,000 sq. ft.	
TO BE LET	TO BE LET
READING, BERKS.	ORPINGTON, KENT
Modern Factory	Modern Factory
Premises	Premises
7,000 sq. ft.	32,000 sq. ft.
LEASE FOR SALE	LEASE FOR SALE

## DRIVERS JONAS

### LONDON · NORWICH · ABERDEEN

### NEW INDUSTRIAL DEVELOPMENTS

#### London & the South-East

North Circular Road, Wembley.....41,000 sq.ft.  
Woodford Avenue, Redbridge.....2,890-63,180 sq.ft.  
Dukes Park, Chelmsford.....5,500-65,000 sq.ft.

#### East Anglia

Bowthorpe, Norwich.....4,200-12,600 sq.ft.  
Exening Road, Newmarket.....11,000-33,000 sq.ft.  
Gisleham Industrial Estate, Lowestoft.....11,000-44,000 sq.ft.

#### Scotland

Airport Industrial Estate, Aberdeen.....5,000-12,500 sq.ft.  
Altens Trade Centre, Aberdeen.....2,800-5,500 sq.ft.

**DRIVERS JONAS**  
CHARTERED SURVEYORS  
18 PALL MALL, LONDON SW1Y 5NF 01-930 9731

# Prices climbing steadily

## LONDON/SOUTH-EAST

THE INDUSTRIAL property market in the South East can be summed up by the catch phrase "So far so good." The market has been undoubtedly strong for some time with rental levels for good prime site property comfortably over the £2 a sq ft figure that was still a talking point at the beginning of 1979.

Institutional money continues to pursue industrial property—politically more acceptable than office development—and yields have been depressed in consequence to about 8½ per cent.

Despite the increasing number of gloomy predictions for the UK's economy over the next year that continue to flow from the analysts' typewriters, the pressures of continued high interest rates and the effects of a strong currency on the trading prospects of UK exporters, prices of industrial property appear to climb steadily every month.

Undoubtedly company liquidity will come under pressure this year. A recent Department of Trade survey showed some improvement in company liquidity in the second quarter of the year but that did little to change expectations of a significant increase in companies' borrowing requirements this year.

These features provoke the question of how long the market, even in the traditionally more buoyant South East, can keep pushing ahead. Indeed, a certain amount of caution tinges most conversations with agents looking ahead to the end of this year and into 1980.

### Pressures

Though some bullish opinions still can be found the prevailing view is that companies will look more carefully at their expansion plans as pressures on liquidity grow. Some capital expansion plans could well come in for the axe though the South East does have in its favour the continued demand for warehouse space.

This is a reflection not only of its traditional role and the way the motorway links favour the capital and its outlying areas, but also because the strength of sterling drags in more imported goods which have to be stored before being fed into the distribution network across the country.

Nevertheless the market in the South East could well be heading for a steady period with rental levels stabilising. Increasing rental levels have opened up the margins over building costs to a stage where there is a satisfactory profit for developers. While building costs

may continue to rise there could well be a resistance by companies to 'steadily creeping' higher rental levels. This could result in pressure on land values.

Is the market in the South East heading towards the condition of an over-supply of industrial property? Probably not is the likely response. The floor-space survey which is carried out periodically by agents King and Co. shows that there has been a fairly high level of new development the overall amount is not rising.

The amount of new property coming in appears to be holding stable and the take-up rate is such that there is no glut.

Admittedly there is a fair amount of development in the pipeline which has to be absorbed and there could be some over-supply showing up in the new year but probably this will be localised rather than general. Well placed development should still find takers. And, of course, one of the big differences between now and 1973 is that at present there is a shortage of the right type of industrial property available, but then there was a surplus.

However there are some optimists around. The shakeout in heavy industry, such as that recently announced by BL, may have a "knock-on" effect for component suppliers in the South East but the South is where most people live and work and some agents, such as Richard Ellis, take a bullish view, even though they may agree that rental levels could be in for a period of stability over the short term.

Anyway, for the moment the market seems as buoyant as ever, though possibly companies are becoming a little more choosy in what they go for. Small units continue to be in good demand and, perhaps more

surprisingly, larger units in the 20,000 sq ft to 40,000 sq ft range have also been moving quite well. It is, at least one agent reports, the middle range which is slow moving.

Despite Government pressures to try to direct industrial building back into inner urban areas—the earlier philosophy of decentralisation having long been abandoned—it is still the traditional areas in the South East which attract new investment.

### Exception

The Docklands area (which is covered by a separate article) is a focal point for redevelopment in the capital but that aside there is very little happening there. One exception is a new industrial building which is taking place in the East End. Much of the demand in that area comes from the clothing manufacturing industry—a traditional occupant of the East End, which can take advantage of some of the older multi-storey buildings.

One drawback for new industry considering coming into the area is that it is a high labour cost area. Also road links in East London are often regarded as below par, though no doubt they have improved.

Agents Bernard Thorpe and Partners have a development in the Stratford area of East London known as the Bow Industrial Park. Units of 5,000 to 8,000 sq ft are letting at £2.65 a sq ft, and the agents believe that the East End could take off as it is one of the few areas in London with land available in anything like reasonable size.

Further afield the airports, Heathrow and Gatwick, are focal points for development and naturally enough warehousing space accounts for much of the off-take. However, such has

been the extent of development around Heathrow that some agents suggest that a more modest level of expansion is required to avoid the obstacle of over-supply.

Estates has recently completed a 290,000 sq ft estate developed in conjunction with Scottish Amicable Life. By far the biggest part of the site was occupied by the British Airports Authority, which took up to 162,000 sq ft. The rest was spread around seven other companies with AKAI taking 22,000 sq ft down to Smiths Industries with 10,500 sq ft. Rents on the site are said to be at £2.30 a sq ft—which seems very reasonable given the area.

In the same area Percy Bilton is just starting the final phase of a development in the Hayes region. This will be about 40,000 sq ft and rents are likely to be in the region of £3 a sq ft. Richard Ellis has a successful letting story in the same area. Its Pasadena trading estate in Hayes totals 102,000 sq ft. The first letting was to Home Charm, the DIY home decorative retail chain, which took the first three units and rents are understood to have crept up by a fair amount since the early months of 1979 to £2.75 a sq ft now.

Ellis is involved in another development in the Heathrow area. This is a Bovis scheme called the Heston Centre amounting to 148,000 sq ft of office and warehouse space. The final phase has just been started—30,000 sq ft beside the M4—which will offer a high degree of office accommodation. This sort of development appeals to companies incorporating a head office with a major warehouse within striking distance of London, but avoiding the high cost of city centre offices.

Moving further south, there is a development by the Electricity Supply Nominees in the Wimbledon area where the joint agents are Michael Laurie and Richard Ellis. In all the site—Martin Industrial Park—will offer 300,000 sq ft of space.

Courage and Nestles have taken up substantial amounts—65,000 sq ft and 95,000 sq ft respectively—and rents are said to be in excess of £2.50 a sq ft.

### Sprawl

Two more units are expected to be completed next year—30,000 sq ft and 45,000 sq ft—but asking rents are predicted to be much higher—reflecting substantial amounts of office space within the new units and perhaps a certain amount of optimism.

Industrial expansion in the South East tends to sprawl along the motorway network because of the obvious benefits of communications, especially for warehousing or light industrial requirements.

There are plenty of examples—

of motorway development. Pendham Place Estate, a Haslemere development, is a classic one placed in the area of the junction of the M20 with the M25. The first phase of this development, in Swanley, amounting to about 155,000 sq ft, has already been taken up by Harris Carpets, which will use it for one of the most modern computerised warehouses in Europe. The second phase will be seven units offering 100,000 sq ft.

Looking towards the South Coast, in the Southampton/Portsmouth area, good industrial property can be found for not much over £2 per sq ft, but even this represents a very big jump on the £1.40 figure that was the norm at the beginning of the year.

Terry Garrett

## Marlborough Developments for 79/80

Marlborough the industrial developers are actively building warehouse/industrial accommodation at:

**Knutsford** Cheshire. Parkgate Trading Estate Warehouse/Industrial 300,000 sq. ft. to be developed in phases. 1st phase 40,000 sq. ft. in units from 4,000 sq. ft., under construction. Units available March 1980.

**Richmond** New Surrey. Refurbished Factory/Warehouse. Units up to 33,000 sq. ft. Units available early 1980.

**Norwich** Norfolk Roundtree Way Warehouse/Factory. From 1,300 sq. ft. to 13,000 sq. ft. Units available early 1980.

Marlborough are also developing Office accommodation at—  
Leatherhead, Surrey. 2,000 sq. ft. available Jan '80  
Wotton-on-Thames, Surrey. 8,000 sq. ft. available Feb '80  
Chesham, Surrey. 5,000 sq. ft. available Mid '80  
Croydon, Surrey. 6,250 sq. ft. available Mid '80

Marlborough Property Holdings Ltd  
Marlborough House, Station Road, Leatherhead, Surrey KT22 7AA. Tel: Leatherhead 77663

## Confidence falters

### MIDLANDS

ties at Solihull, where the motor industry theory may be tested, and the West Midlands County Council's Tame Road Industrial estate.

The latter, which is now nearing completion, is made up of 17 units up to about 5,000 sq ft, with the smaller ones of about 1,500 sq ft clearly likely to attract immediate demand.

According to Grimley and Sons there is still a widespread need for warehousing facilities all over the area, and those particularly well situated near motorways are at a premium. But planners are increasingly applying pressure for the development of factory premises rather than warehouses, since they create more jobs.

The company reports that demand for large complexes remains limited, except for developers who see an opportunity to split them up or redevelop the site into smaller units. However, this is not always easy since there is often planning opposition, and the cost of redevelopment, taking into account space taken up by new access roads and parking space, is high.

In Coventry, leading agents suggest that rents there have also passed the £2 a sq ft mark and are continuing to rise, with demand spread evenly throughout most areas of the city.

The proximity of the M6 and the city's generally good position from the transport point of view continue to be an attraction, and agents also believe that the success of the National Exhibition Centre has created a demand for warehouse space on the western edge of the city, as it has on the fringe of Birmingham.

Although there are also fears in Coventry that the problems of BL will spill over into the property market, they are also confident that any vacated BL premises would quickly be taken up by alternative occupiers, even if they are used for the

assembly of imported motor vehicles.

Land shortages in Coventry have been a restraining influence on the market in the past and since much of this is owned by the City Council, agents and developers are now waiting with interest to see if their policy will change and more will be made available.

### Benefit

"The prospects for Coventry are good in the medium term, but if things go seriously wrong at Leyland and we have a lot of industrial trouble during the winter, we could be in for a bad time. National factors have a

CONTINUED ON NEXT PAGE

## FOR SALE OR TO LET

### NEWTON-LE-WILLOWS

#### South Lancashire

## 73.25-ACRE SITE

including  
30 ACRES INDUSTRIAL LAND WITH  
REDEVELOPMENT POTENTIAL  
and  
EXISTING BUILDINGS TOTALLING 96,000 sq. ft. ready for immediate occupation

W. BERRY TEMPLETON  
PROPERTY CONSULTANTS  
27-28, Abchurch Lane, London EC4N 3DF  
01. 637 4577

For further details  
please apply

MATTHEWS GOODMAN  
& POSTLETHWAITE  
051-235 8732  
110 FLEET STREET, LONDON EC4A 3DF

OFFICES		
Wembley, Middx	20,000 sq ft	Modern building with parking, £4 per sq ft.
Southwark SE1	8,500 sq ft	Air-conditioned Offices. Private car park.
London SE13	3,000 sq ft	Modernised Offices.
INDUSTRIAL		
Kirkby, Liverpool	241,000 sq ft	Major Single Storey Factory/Warehouse complex on 11.8 acre site. Freehold for sale or may let.
Mitcham, Surrey	7,200 sq ft & 8,600 sq ft	Two Units. High office content. To let.
London SE1	7,340 sq ft	Self-contained Unit. Freehold for sale.

**EDWARDS SYMONS & PARTNERS**  
58, 62 Wilton Road, London SW1V 1DH Tel: 01-834 8454



BL's Rover-Triumph plant at Canley, Coventry. An economic downturn would hit the motor industry and, in turn, the industrial property market in the region.



## INDUSTRIAL PROPERTY IX

## Great buoyancy in both sectors

THE INDUSTRIAL property market in Wales is very much a public sector domain. For a variety of historical reasons, the private sector up to now has played a very limited part indeed in the provision of industrial premises. Direct public investment, channelled either through local authorities or central government agencies, has been principally responsible for developing and expanding the market.

Dominating the Welsh industrial property scene since its establishment 31 years ago has been the Welsh Development Agency. Wales's equivalent of the National Enterprise Board. Although the agency has an investment role akin to that of the NEB, it has put its main effort into bolstering and diversifying the Welsh economy through a major expansion of industrial estate development and advance factory building.

It has also taken over the task of clearing Wales's industrial dereliction which has had a very beneficial influence on the industrial property market in certain areas.

Playing a much smaller but, by common consent, valuable role in the market has been another statutory body, the Land Authority for Wales, charged by the last government with carrying out the provisions of the Community Land Act. The authority is generally felt to have done a useful job in easing the flow of development land to private sector developers by assembling sites, mainly for residential but also for commercial and industrial development.

Although the government is committed to repealing the Act, which has been a local authority responsibility in the rest of UK, there is still the possibility that the Welsh authority may survive with reduced powers.

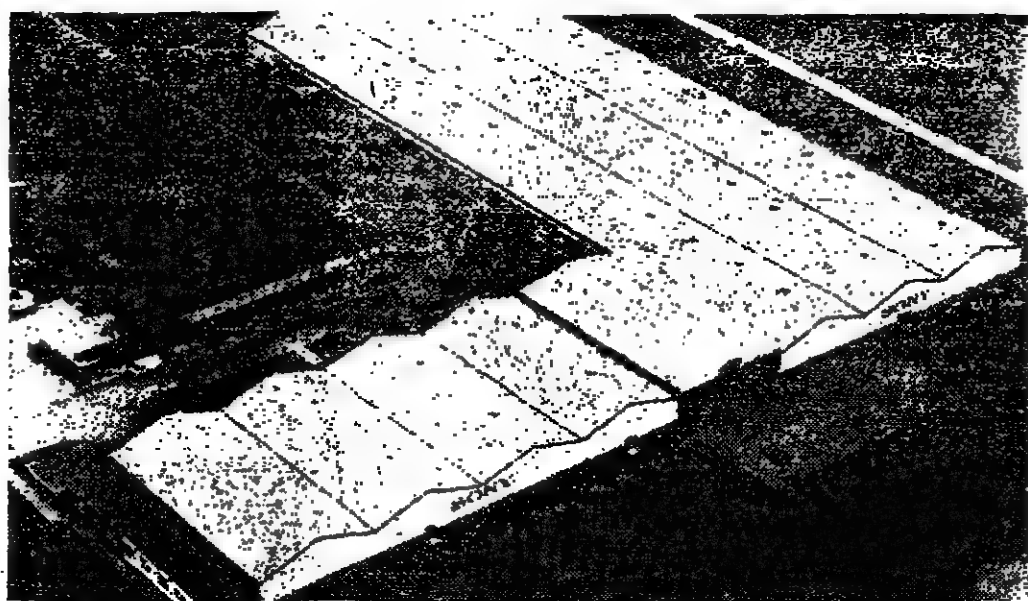
Over the past 18 months to two years, both the public and private sectors have developed a tremendous buoyancy. Although the WDA has been building advance factories at a very fast rate, of its total stock of completed factory space of 15.6m sq ft, only 1.34m sq ft or 8.6 per cent of this total is currently available for letting.

Disregarding old premises, the amount of newly-built space presently available for letting amounts to only 858,000 sq ft or 5.3 per cent of its portfolio. Undoubtedly, the agency feels amply justified in pressing ahead with further building and recently introduced a rolling construction programme aimed at maintaining roughly a ten per cent stock of vacant factory space as existing premises are taken up.

## Inheritance

The agency began life with an inheritance of two main unlet larger units—10,000 sq ft and over—and a record of slow letting which was casting doubt in some circles on the whole concept of advance factory building. In the main, these premises were a hangover from the 1960s and early 1970s, when there was a better chance of attracting large and medium-sized companies to replace the thousands of jobs lost with the rundown of the coal mining industry.

The agency quickly concluded that the way forward lay in concentrating on small and medium-sized units. In the more difficult economic climate, chances of attracting tenants for large pre-built factories clearly had receded, but it saw great scope in building for potential "start up" enterprises and railway arch



Sony's UK plant at Bridgend, Glamorgan. The Welsh Development Agency is leaving the provision of premises in the area largely to the private sector

## WALES

evacuees from South East England and the Midlands.

It is still building the occasional unit of 25,000 sq ft, but has found that most potential tenants at that end of the market want a "bespoke" factory which the WDA will either build for them to order or they can build themselves.

The WDA's industrial property activities have been concentrated in three types of location. First are the areas which it calculates have a potential for natural growth given sufficient pump priming. A classic example of this category is Bridgend, Glamorgan, where the agency has now limited itself to the preparation of land for industrial development, leaving the provision of premises, by and large, to the private sector.

The policy paid off handsomely in 1977 of course when the WDA's Waterton Estate was immediately available for the Ford Motor Company to develop its new engine plant. In its Europe-wide search for a suitable site, Ford made clear that among its requirements was land where building work could start in next to no time. Without the WDA site, Wales might have missed the boat.

Ford's arrival and the other factors which led that company and many others to go to Bridgend have stimulated the industrial property market of the town considerably. There is now an acute shortage of factory and warehouse accommodation in the area and rents have been pushed up in the past 12 months by about 50 per cent to about £1.35 a square foot. But the WDA has every intention of leaving this industrial property demand to be satisfied mainly by the private sector, on the grounds that Bridgend is now established as a natural growth area.

The second type of location is where the WDA's estate development and advance factory building programmes are being dictated by the rundown of the steel industry. Wales has witnessed two major steel closures, Cardiff's East Moors and Ebbw Vale plant, in the past 18 months. The British Steel Corporation wants to go ahead with a third the shutdown of steel-making at Shotton in North Wales with the loss of 6,300 jobs, by the end of the year.

The first two closures have already triggered crash indus-

trial property development programmes headed by the WDA to open up new employment opportunities in both areas. In the case of Ebbw Vale, it has involved the agency in the huge task of carving out a new industrial estate, Rassau, out of a mountainside.

Thanks also to the maximum regional development incentives being available, the agency has succeeded to date in formally or provisionally allocating 36 of the first 45 advance factories to be built on the new estate and other sites in the vicinity. The incoming enterprises expect to provide a total of 1,800 new jobs over the next three years.

Development in Cardiff has been slower because of the need to demolish and clear the East Moors works and open access roads to the site, which is tucked away between the city centre and the shoreline. But construction of 18 advance factories ranging from 4,500 sq ft to 25,000 sq ft units is already under way and there is no shortage of takers. All 18 units have been provisionally or formally let to companies which promise to provide 1,500 new jobs—an important step towards replacing the 3,100 jobs lost overnight with the East Moors closure.

At Shotton, work is going ahead to develop the WDA's large Deeside Industrial Park. A similar crash programme of advance factory is planned if BSC's closure plan is carried out.

The agency's third type of industrial property location is where accommodation is required to deal with localised employment blackspots. A recent example was Treorchy, in the Rhondda Valley, where the closure of a Redpath Dorman Long subsidiary with the loss of 300 jobs prompted the agency to demolish the premises (which it owned) and redeveloping the site with several smaller advance factory units.

## Scale

Given its dominant role, the WDA is not surprisingly accused of effectively preventing the private sector from operating on a larger scale in the Welsh industrial property market. Yet, if the private sector had taken

a more active interest in developing industrial property in Wales in the past, the WDA would not today be operating on such a grand scale.

Moreover, while officials concede that there is an element of subsidy in its activities, they insist that the WDA still has a statutory obligation to conduct its activities in a commercial fashion as far as possible.

In fact, the arrival of a Conservative Government, dedicated to rolling back the frontiers of the public sector, has already prompted the agency to explore the possibility of involving private funds in this side of its activities. Thinking is still at an early stage, but it could take the form of sale and leaseback arrangement with institutional investors of advance factory buildings—something already done by a number of local authorities anxious not to tie up too much capital in industrial buildings.

In the meantime, the WDA is proving just as eager as any private developer to maximise its rentals. In 1978 the average WDA factory rent was 50p a square foot. So far this year, the average is up to 83p a square foot and small units in Cardiff, for example, are letting at more than £1.50 a square foot.

These prices do not take account of the two-year, rent-free period which the agency is able to offer to incoming tenants as an additional incentive and which undoubtedly aids its dominant position in the market. However, WDA officials point out that the sum involved originally represented the regional development grant which any private developer also received and could pass on to the tenant if he chose.

They accept that the comparison is less today and it may be that the rent-free period will not survive the close scrutiny of Sir Keith Joseph, the Industry Secretary. But he has indicated that he recognises the value of the WDA's work in the industrial property field. Whether it will continue as at present, or in partnership with private investors, or be made to give scope to the private sector, remains to be seen.

Robin Reeves

## Confidence

CONTINUED FROM PREVIOUS PAGE

strong bearing on property in the area, since we are attracting people from all over the country," one agent said.

Almost all areas of the Midlands have benefited strongly from the resurgence of the industrial property market since the problems earlier in the 1970s, and Nottingham in particular has been able to catch the rising tide of demand, largely as a result of good planning and the broadly-based industrial sector operating there.

Nottingham City Council has itself taken the lead in commercial property development and set up, through its Industrial and Commercial Property Unit, a property register which provides information on all commercial property available in the city's area.

According to a survey carried out earlier this year by the London chartered surveyors Debenham Tewson, Chumocks, rents in Nottingham were similar to those in Coventry and Leicester, but behind those of Birmingham and Northampton.

The study suggested that in March this year rents in Birmingham and Northampton for a typical 24,000 sq ft light industrial/warehouse development would range from £1.50 to £1.70, while in the other cities they would be between £1.35 and £1.50.

The accompanying table indicates that the minimum rent necessary in Birmingham and Northampton for profitability with building costs of £12 a sq ft would be £1.82 and £1.87

respectively. Significantly, the figure for Coventry, £1.94, was the highest of all over Nottingham at £1.84 and Leicester the lowest at £1.80.

Leicester has traded successfully on its many attractions, such as its very central position for transport to any part of the country, its good rail, road and air links and its low cost of living, attracting warehousing demands from all parts of the country.

However, this has created something of an imbalance which has prompted the city council to encourage and itself undertake the development of more factory sites, which have been in strategic areas of the city.

This type of imbalance is not only experienced in the cities, but in the area as a whole, with perhaps too much development in the easily accessible major cities, at the expense of smaller conurbations where rents, though slightly improved, remain well below an economic level when related to building costs.

One aspect of the whole equation which has not yet been fully examined is the likely effect of rising fuel costs on the transport and warehousing operations of major companies in the area. It is possible that the strong trend over recent years for the centralisation of such operations, despite greater distances the goods may travel, may now diminish, and caution in the development of more warehousing may be a prudent step.

Lorne Barling

# Industrial property market

Strutt & Parker & Co

13 Hill Street  
London W1X 8DL  
Tel: 01-629 7282

## Cambridge - Interchange Distribution Park

Close M11 Motorway Interchange  
New warehouse/factory units  
**TO LET**  
**7,000-65,000 sq. ft.**  
Completion Spring 1980

## Leeds - Millshaw Park, West York

Close to M621/M62 Motorways  
New warehouse/factory units  
**TO LET**  
**5,000-90,000 sq. ft.**  
Available early 1980

## Eastbourne - Compton Industrial Estate, Sussex

Adjoining Lottbridge Drive  
New warehouse/factory units  
**TO LET**  
**7,000-19,000 sq. ft.**  
Immediate Possession

## Swanley - Pedham Place Estate, Kent

Adjoins junction of M20/M25 Motorways  
New warehouse/factory units  
**TO LET**  
**8,000-100,000 sq. ft.**  
Available October 1979

## Hayes Industrial Park, Middx

Close to Heathrow Airport and M4 Motorway  
12 acres of Industrial Land  
Warehouse or factory units  
to be constructed  
**20,000-150,000 sq. ft.**

## Witham - Eastways Industrial Park, Essex

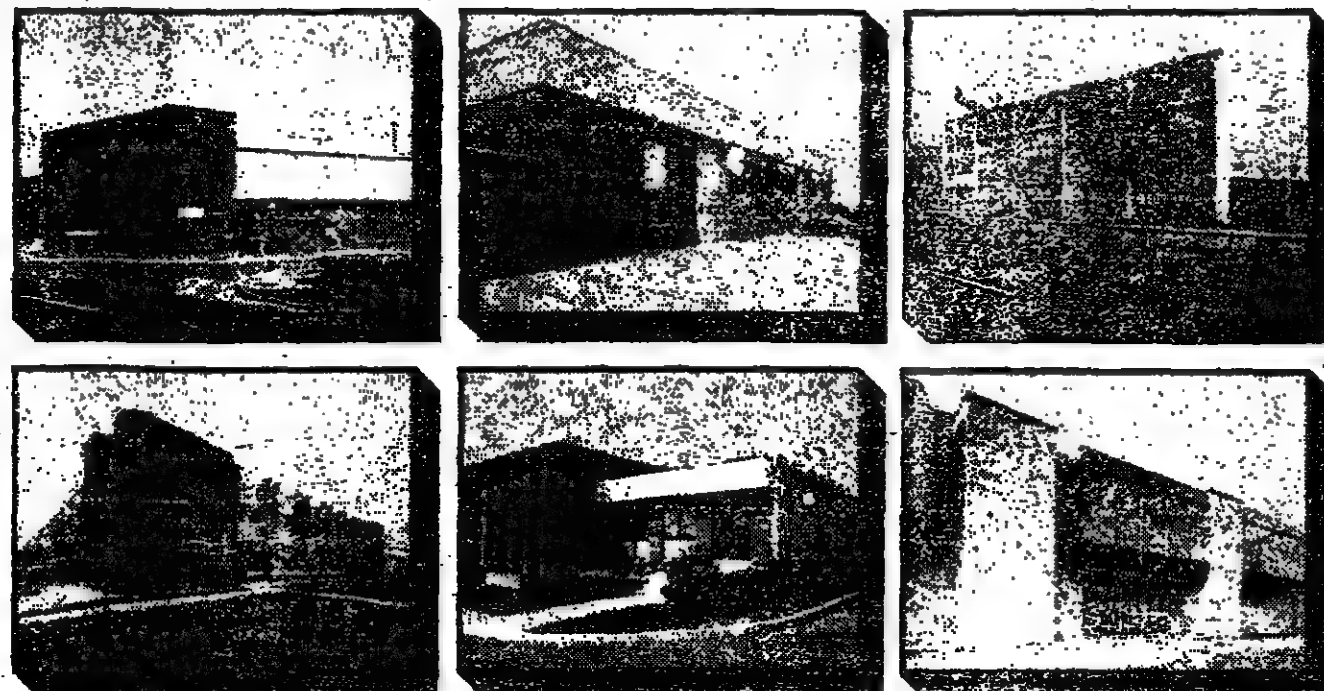
Frontage to A12 Trunk Road  
New warehouse/factory units  
**TO LET**  
**5,000-70,000 sq. ft.**  
Available early 1980

For details contact Nigel Aske, Michael Gamm or James Donald

# Strutt & Parker & Co

13 Hill Street, London W1X 8DL  
01-629 7282

# We let, you choose



Our industrial estates are all located with your labour and communications needs in mind. If you are looking for factory or warehousing space, large or small, there is a good chance we can help.

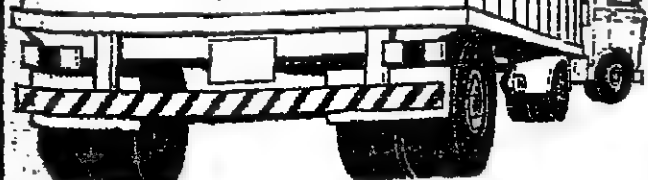


## Slough Estates Limited

234 Bath Road, Slough SL1 4EE Telephone: Slough 37171 Telex: 847804

Magnificent  
fully fitted  
modern

**Distribution Warehouse**  
**399,266 sq ft**  
**To Let**  
**(may divide)**  
**Daventry Northants**



**SWEBY COWAN**  
Chartered Surveyors  
12 John Princes Street, Cavendish Square  
London W1M 8RH  
01-408 2131



## INDUSTRIAL PROPERTY X

## Industrial Units

## TO LET

**LONDON, N22 - WOOD GREEN**  
New Units available January 1980  
30,000-60,000 sq ft

Joint Agents: Norman Hirstfield Ryde and Brown Tel: 01-486 4501

## TO LET

**NORTH MANCHESTER - HEYWOOD**  
Two Units immediately available  
30,000 sq ft each

## Freehold FOR SALE

**LONDON, NW10 - ACTON LANE**  
Headquarters  
Factory/Office Building 62,000 sq ft

Joint Agents: Grant and Partners Tel: 01-829 8501

Further particulars available from  
**Portmans**

Property Consultants/Surveyors/Estate Agents  
189 Brompton Road, London SW3 Tel: 01-581 1477

## Make your new factory an Epic one.

Estates Property Investment Company are developing new industrial/warehouse accommodation in the following locations:-

**SITTINGBOURNE - KENT**

**CHEADLE HEATH - STOCKPORT**

**REDDITCH - WORCS**

**TRAFFORD PARK - MANCHESTER**

**POYNTON - CHESHIRE**

**BIRKENHEAD**

**epic**

**Gets to the heart of your industrial accommodation problem.**

For details apply to the Group Surveyor - Estates Property Investment Company Ltd, Epic House, East Street, Epsom, Surrey. Tel: Epsom 24942.

THE  
PROFESSIONAL  
APPROACH  
TO  
PROPERTY

**Cheshire,  
Gibson  
& Co.**

Chartered Surveyors.

63, Temple Row,  
Birmingham, B2 6LY.  
021 632 4282.

16, Berkeley Street,  
London, W1X 5AE.  
01 492 0954.

## LETCHEWORTH, HERTS.

Close to A1 (M)

**FOR SALE OR TO LET**  
**FACTORY/WAREHOUSE PREMISES**

38,000 sq. ft. approx.

ON 3 ACRES SITE

(redevelopment potential subject to consent)

APPLY SOLE AGENTS

**Hampton & Sons**

01-493 8222 6 Arlington Street, London, SW1. Telex: 25341

## Fears about State initiative

## NORTH-EAST

GATESHEAD OCCUPIES a unique niche in the provision of land for industrial building. It was here, in the Team Valley, that the first Government-sponsored trading estate was set up in the mid-1880s—after the Jarrow hunger march—to provide work for the depressed areas. Others followed but Gateshead was the first.

Today, that estate is both flourishing and at the same time the headquarters of the English Industrial Estates Corporation, the management arm for the Department of Industry's advance factory building programme. As the mainline train approaches the Tyne from the south before crossing into Newcastle the estate stands out immediately as a monument to what can be done to attract companies into an area of old basic industry.

The North East is also unique in another sense. It is the only part of England in which the Government is the primary provider of space for manufacturing industry. It shares this distinction with Scotland and Wales, but in the rest of England private industry occupies a much more important role.

The reason is that the area (together with Scotland and Wales) is one where the old industries have traditionally ruled the roost—coal, steel, shipbuilding and heavy engineering. Now, however, these are having to come to terms with modern industrialisation and there is an overwhelming need to attract a broader base.

There was one attempt by a private company to undertake development in the area but it foundered on the property

collapse of the early 1970s. The Lyon group was successfully developing estates at South Shields and Long Benton, just outside Newcastle, in particular. But the group was caught with extended liabilities elsewhere and crashed. As a result, the Government bought estates from the Receiver and has developed them.

One further qualification to the Government-only rule is that some private developers, such as Taylor Woodrow at Gateshead, do have some sites which they will sell to industrialists and build to order, but the Government is the only major builder for rent and in advance of needs.

The result of this absence of private capital and resilience on Government initiative is that nearly 80 per cent of all the Government factories in England are in the northern region—which comprises the four counties of the North East (Cleveland, Co. Durham, Tyne

and Wear and Northumberland) together with Cumbria on the west coast. Further broken down, the figures reveal that half the factories are in the one county of Tyne and Wear.

This over-emphasis on a small part of England will decline slightly as the effects of an enlarged building programme elsewhere in the country are reflected in official figures but nothing will take away the predominance of the North East.

The region's biggest programme of building was instituted between 1976 and this year, reflecting the importance the Labour Government placed on advancing factories as a way of countering unemployment. There are naturally fears that the Conservatives will now take a less enthusiastic line but, even so, the building programme up to 1981 should be assured. It is after that that the doubts apply.

Last year almost 100 factories were let, most of them in the 10,000 to 15,000 sq ft range. This year's programme is running at a slightly slower pace, but the eventual figure should be around 80. The Government has about 100 new advance factories and other units available, representing about 1m sq ft of space, together with some re-lets.

On top of this, there is the space available in the region's three new towns, Washington, Peterlee and Aycliffe. Washington, an attractive town and with the A1 (M) running through it, has built 4.45m sq ft of space since 1967 and has units up to 6,000 sq ft ready. In addition, it is building factories from as small as 600 sq ft for two- and three-man occupation, to 25,000 sq ft. Altogether it has 200,000 sq ft under construction.

Washington is also fortunate to have one large site, of 80 acres, available for development. One of the major problems of the North East is that there is a shortage of large sites available to attract the (admittedly few in number) internationally mobile plants, such as the Ford engine plant which went to South Wales.

Places like Sunderland are desperately strapped for land and even along the Tyne it is not easy to get land for development near the shipyards where redundancies have been announced.

The reason why private industry has shied away from

investing in the North East is twofold: there has been in the past a long time lag between completion of building and letting; and rents are depressed compared with other parts of England.

So private developers have tended to concentrate on providing space for warehousing and a lot of this sort of development has taken place in the North East. Bernard Thorpe's Newcastle office, for instance, comments that there has been a steady flow of demand during the past 12 months for this type of space.

The Government, consciously, has a policy of attracting manufacturing industry in order to create jobs, so that it leaves warehousing to the private sector even where this involves, as it sometimes does, considerable numbers of workers. And there is still land available for development for this purpose.

Bernard Thorpe reports that on the Tyne Tunnel Trading Estate, between North Shields and Tynemouth, there are still 50 acres available out of a total of 125.

Elsewhere, on the Drum industrial estate, at Birtley, south of Washington and convenient for the A1 (M) there are 88 acres and there are other, smaller, private developments at Teesside, just outside

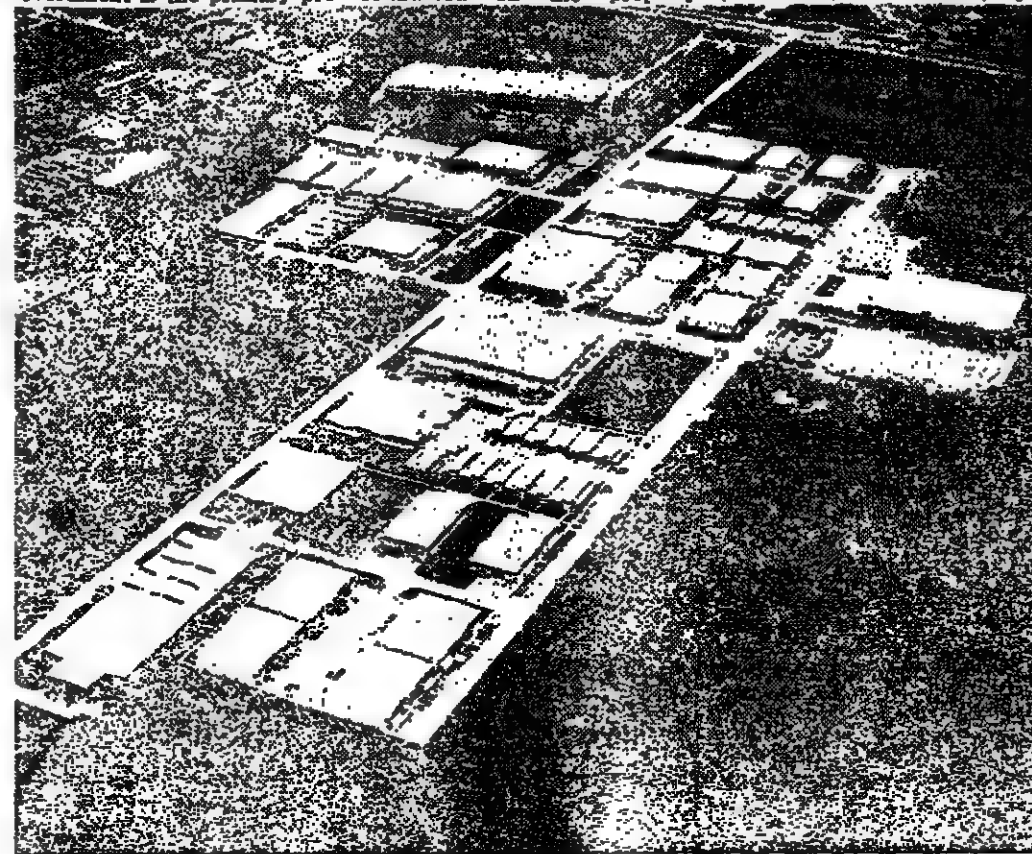
Durham and at Long Benton. Durham, in fact, has become something of a favourite with the food industry which has been establishing outposts in the North East on a rising scale. The vastly improved road communications have been an important factor.

Newcastle has also had considerable success with a prime site on seven acres within a mile of the city centre. The Fenham Barracks industrial estate, part of which has been allocated to the BBC for its north region studios, brought a large number of applications from developers anxious to be associated with the project. About 50 sought permission to develop.

On prices, £1.70 a sq ft was obtained in Newcastle recently for a 5,300 sq ft property. Prices in the city, where the council has been very active in providing factory units, are probably a bit above the average for the area.

Other prices tend to be lower and Washington might be a good indicator. Larger units there go for between £1 and £1.10 a sq ft and the smaller factories for £1.30 to £1.40 a sq ft—handsome prices by comparison with those in much of the rest of England.

Anthony Moreton



The Tyne Tunnel Trading Estate. Private developers in the region have tended to concentrate on providing space for warehousing

## Activity at peak despite cost

## NORTH-WEST

ACTIVITY in the industrial property sector in the North West is being sustained and in some favoured parts is running at a peak. This is in spite of sharply-rising costs of land and construction, the certainty of further hardening of rents, forthcoming change in regional aid policy, some less-than-encouraging economic forecasts and against the seeming paradox of a region with more than 200,000 unemployed.

It could be said that maintaining the improvement which began two years ago is especially important to the future of a veteran industrial region like the North West still at grips with a legacy of old buildings, many not designed for their current use. Not so long ago it was estimated that in many towns well over 50 per cent — in some cases 75 per cent — of industrial property was pre-1914.

Take-up of new space has kept ahead of the rate of construction and at present there are few fears of imminent oversupply. It is true nevertheless that much of the development has little in common with the large-scale manufacturing traditions of the North West. It is being taken for warehousing,

or alternatively in small units by embryo companies.

For example, the Manchester office of agents Bernard Thorpe estimates that about 80 per cent of the inquiries for an overall 6m sq ft of industrial accommodation received in the last six months—itsself double the figure of the previous 12 months—has been for warehousing. "A lot of this inquiry was from firms already in the region wanting modern space because of the age of their existing buildings," says Thorpe.

## Priorities

The growth of the North West as a warehousing and distribution base, keyed to its comprehensive motorway network, has prompted at least one agent to argue for a change of priorities and attitudes towards its economic contribution, a view which once would have ranked as heresy in a region founded on labour-intensive manufacturing industry. Today even an archetypal manufacturing estate like Trafford Park has a significant warehousing element.

The practical implications for new building for manufacturing industry in the North West, a wholly-assisted region, in consequence of government changes in regional aid have yet to be shown.

By keeping its top-ranking Special Development status Merseyside can expect to benefit, if not immediately. The Wirgin area should gain from being upgraded to Development Area status, but assisted cover at intermediate grade for most of the remaining North West will be withdrawn.

It can be argued that any incentive is better than none but at least one property man takes the view that it will have little effect on new development because it has not been high on the list of priorities shaping decisions on whether

or not developments should go ahead. But another claims a slight slowdown in inquiries following Sir Keith Joseph's announcement.

Speculative development has been encouraged by the ratio of pre-lets. For example, King and Co. can report a full pre-let for a new development at Ellesmere Port funded by Coal Industry Nominees. A new scheme by EPIC at Trafford Park, currently under construction, has also been partly pre-let. Similarly, agents Richard Ellis can point to pre-letting of half the first phase of 15,000 square feet of new units, due for completion early next year, again at Ellesmere Port, funded by the Post Office Staff Superannuation Fund.

Rents are continuing to move higher and the asking figure for a new development at Stockport—and the first to be announced recently at this level—is £2 per square foot. Rowlinson Constructions, among the most active of industrial developers in the North West, expects rents to go on to pass the £2 mark. Over the last 12 months they have increased by about 10 to 12 per cent in the Greater Manchester area, although the trend has been more stable on Merseyside. Healey and Baker claims an 18 per cent rise in Manchester in a year.

Rowlinson illustrates the point with its inner city development, in partnership with Manchester City Council, on the former abattoir site, now known as Manchester Industrial Centre. The first three units were let this year at £1.75 but the next one will be at £1.90.

There is active institutional interest in industrial investment in the North West, particularly in Greater Manchester. Elsewhere in the county there has been a high level of take-up over the last year or two in towns directly linked to the motorway network, including Rochdale, Salford and Stockport and further developments are in the pipeline.

Most demand is within the nursery unit to 10,000 sq ft range, a pattern which has tended to operate against the availability of significantly large off-the-peg factories. In a new phase of develop-



## Join the ranks of these crack companies

Gentlemen, here is a unique opportunity to operate shoulder to shoulder with some of the elite names in British industry. At the Eurolink complex, Sittingbourne, Kent, companies like Everest Double Glazing (RTZ) and Qualitair (a Unilever subsidiary) are already making use of the superb communications—the M2, London, Dover, and Sheerness are all within easy striking range.

Take up your positions immediately in unit sectors of 10,000—40,000 sq. ft. All buildings have 22ft. clear heights and maximum accessibility.

Any other questions? Get in touch with McDaniel & Daw, Bailey House, Old Seacool Lane, London EC4M 7LR. Tel: 01-236 4881; or Henry Butcher & Co., Brownlow House, 50/51 High Holborn, London WC1V 6EG. Tel: 01-405 8411.

**McDaniel & Daw**  
Chartered Surveyors

**McD**

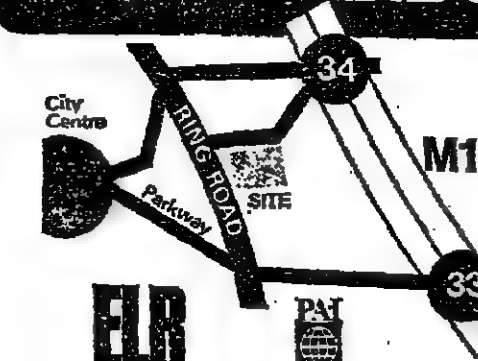
**HENRY BUTCHER**  
LEOPOLD FARMER

The Eurolink Industrial Centre is a joint operation by The London Life Association Limited, and Blue Circle Industries.

Another Indestates Development

**SHEFFIELD:**

**TINSLEY INDUSTRIAL PARK**



- **FIRST FOR LOCATION**  
Dual carriageway access to M1 Junction 34 within 1 mile.
- **SUPERB NEW UNITS**  
Units to let from 8,280—180,000 sq. ft.
- **GAS AVAILABLE**  
Full services including provision of gas.
- **EXCELLENT INSULATION**  
All units fully insulated; new Government standards comfortably exceeded.

Further information from Joint Agents

**Bernard Thorpe**

**Eadon Lockwood & Riddle**

63 Chapel Lane, Sheffield S1 1XL Tel: 0742 71277 Telex 542480 ELR

Yorkshire Bank Chambers, 29 Park St, Wetherby, Leeds LS1 2PS. Tel: 01924 250001

40, 29 Park St, Wetherby, Leeds LS1 2PS. Tel: 01924 455101 Telex 597002

CONTINUED ON NEXT PAGE



# Threatened closures bring pessimism

THOSE WHO at the beginning of the year looked forward to the political mists clearing in Scotland must now be only partially satisfied. True, devolution, which was thought by many to be a strong deterrent to industrial development, is now effectively dead and the general election led to a return of a Conservative Government and the near collapse of the Scottish National Party.

But the uncertainties are far from ended. The general economic outlook is not good anywhere in the UK, but north of the border there are special factors which have made prospects particularly gloomy. Shipbuilding closures are imminent, meaning a severe blow to a wide range of subcontracting industries, and engineering is going through a difficult phase because of the strength of sterling, the rise in costs and this summer's industrial action.

Scottish commentators expected a downturn in capital investment—with all that implies for demand for factory space—to occur at the end of this year or the beginning of 1980. But the disappointing results of the latest trends survey by the Confederation of British Industry's Glasgow office indicated that many companies are already thinking of cutting back on expenditure plans.

The survey, published at the beginning of August, showed that only 17 per cent of companies canvassed expected to increase their spending on buildings in the next year. In April, when the last questionnaire was sent out, the figure had been 27 per cent.

These are intentions rather than deeds, of course, and it takes time for a company to pull back from a capital investment commitment it has already made. So it is hardly surprising that agents and developers have not yet seen any drastic drop in the number of inquiries for industrial premises. But with the CBI survey showing pessimism over a broad front—support as well as domestic markets—it can be only a matter of time before this situation changes.

## Review

But, if the economy is bad, there are additional factors which cloud the glass and make predictions difficult. Chief among them is the effect which the Government's review of its industrial support for the regions will have on the demand for space.

The last Government began the change in regional policy when it abolished the regional employment premium—effectively a payroll subsidy to every manufacturing company in Scotland—and changed the status of some areas of the country.

Dundee was elevated from development area status to special development area, meaning that the level of grant available to companies wanting to invest in new buildings or in plant and machinery was increased from 20 to 22 per cent. Aberdeen, the area to benefit most from oil-related activity, was downgraded from development to intermediate area. While this meant that no grant was any longer available for plant and machinery, the 20 per cent on buildings was retained.

However, the new Government's changes have been more far-reaching. Grants to special development areas remain unchanged, but the 20 per cent available in development areas is to be cut to 15 and the grant available in intermediate areas is to be abolished altogether.

In addition, the status of many areas of the country has been altered. It remains to be seen how this will affect the industrial property market, but my guess is that it will depress the overall demand and make several areas which were particularly popular, such as Edinburgh and Aberdeen, less so.

But there is an added complication. The changes are to be phased over the next three years, so we could see some companies bringing forward

## SCOTLAND

their investment plans to take advantage of the grants. A short-term boom, however, is not very likely—there are not many companies with adequate liquidity to finance premature expansion from their own funds, and the high cost of borrowing will act as a deterrent for the rest.

## Initiate

As a slight counter to this, the Government has initiated some moves which should give a fillip to the market. First, the Community Land Act is now dead in all but name, so new space for development should become available soon and, second, the Ministers are looking in detail at establishing "enterprise areas" in districts hard hit by industrial closure. Scotland has already had a taste of what these might be like in the Glasgow East End Renewal Scheme and the similar project at Glangarnock. Others are proposed for Dundee and Clydeside.

A concerted effort to make whole areas more attractive has paid off in attracting small companies, but the scope for participation by private developers alongside the Scottish Development Agency and the local authorities has so far been small. It is likely that the Conservatives will want to increase private sector involvement and one of the best ways they could do this would be to speed up planning procedures. Nothing dampens developers' enthusiasm more than the prospect of paying interest on land costing upwards of £50,000 an acre while officials and committees take months to churn through planning applications.

Small units—5,000 sq ft and less—are extremely popular in the action areas already designated and are becoming so in the country as a whole. It is not only new and small businesses which want them; national companies are tending to prefer smaller, more manageable units which can be abandoned easily if the market worsens or swapped for bigger premises if sales rise.

There also appears to be a move back to sub-contracting among larger Scottish companies, which will



The Clifton Trading Estate, Newbridge, on the western outskirts of Edinburgh. About 34,000 square feet are on offer here, through Debenham Tewson and Chinnocks.

encourage the demand for small factories.

On the supply side, there is a large amount of space available in many areas of Scotland and a number of new developments nearing completion. The Scottish Development Agency is currently holding about 2m sq ft, and has a mixture of new and old properties. The new towns and other Government agencies have another 500,000 sq ft and the Edinburgh agent's Kenneth Ryden and Partners estimate that there is another 1.5m sq ft more in private developments.

Rents in most areas have been rising slowly over the past few months in response to rising building costs. In Edinburgh and the Lothians, where a number of new properties will come on the market in the next few months, rents of £1.75 per

square foot are common. Glasgow commands a little less in all but the best situated estates, while Aberdeen remains the most expensive town in Scotland with asking rents of £2 and more within the city boundaries.

Rents in rural areas vary according to the location of estates and how good their communications are, but it is still possible in Scotland to find accommodation at less than £1 a square foot.

Ray Perman

## Peak activity

CONTINUED FROM PREVIOUS PAGE

ment at Wingates Industrial Park, a joint Rowlinson-Greiner Manchester Council venture, a deliberate attempt is to be made to go after the bigger tenant with the offer of units in the 20,000-50,000 sq ft range.

New towns in the North West continue to set the development pace, none more than Warrington. At present Warrington Development Corporation has more than 1m sq ft of new space under construction or about to start. An early announcement is expected about more high technology multi-nationals taking space in its Birchwood Science Park. With a record of success in attracting international investment, Warrington expects a third of the 1,500 new jobs targeted for the current financial year to be produced by incoming North American-based companies.

## Competition

The story from Runcorn New Town is one of industrial development at a peak, with more construction activity than at any time previously. Projects here include an eighth phase extension to the YRK zip fastener complex, a new development by British Gypsum and a £10m plant by a subsidiary of American Can. Schreiber Industries has started kitchen furniture production in a factory of 450,000 sq ft.

Industrial development at Runcorn is now approaching 400 acres, with almost 3m sq ft of accommodation completed and a further 820,000 sq ft under construction, mostly financed from private sources. New developments in central Lancashire New Town include a 100,000 sq ft expansion by the vehicle component manufacturers, Bosal.

Elsewhere, there is now extremely keen competition for prime sites and agents Richard Hills pinpoints the "dramatic changes" in the north-west development land market by contrasting a going rate of £30,000-£40,000 an acre two years ago with the £70,000-£80,000 today. The equivalent of over £100,000

an acre has been achieved for a small site close to the Manchester-Salford boundary.

In some smaller towns in the north-west development land has been changing hands at £40,000-£60,000 an acre but in an area such as north-east Lancashire the rate is probably nearer £15,000 an acre. Much depends on communications links and there is evidence that developers have become more cautious in deciding where they will develop.

Local authorities in a region such as the north-west no longer see a need to justify intervention in industrial development as part of a wider civic commitment to promoting the local economy. Even if the degree of involvement varies from the ambitions to the basic, there can now be few town or county halls where industrial development has not been upgraded to a high place in the priority list.

Liverpool in particular has set the pace in inner city development of advance units and can claim a successful take-up, as can Manchester. While the civic intervention may be explained as "pump priming" it is clear that many small sites being brought into service, largely for nursery units, would otherwise stay underdeveloped.

Typical is the Orchard Street Estate developed by Salford in an area which has had few small units, available for letting except in obsolete buildings. Six companies have taken units in the first two phases and construction has now started on the third phase in a bid to attract new industry and meet a pressing demand for nursery units for renting.

Salford, not alone, points out that its initiative "reflects the reluctance of financial institutions to accept the risks and higher administrative costs in developing or owning smaller buildings." The third phase, of 13,600 sq ft, is currently being offered in units from 1,600 sq ft at a starting rent of £1.30 per sq ft, rising to £1.85 after the third year.

Tom Heaney

## Industrial Premises

### Ashford, Kent

3400-128,500 sq. ft.  
New Single Storey Factory/  
Warehouse Units. To Let

### London E16

5000-286,000 sq. ft. on 5 acres  
New and Refurbished Factory/  
Warehouse Units. To Let

### Wolverhampton

6000-60,000 sq. ft.  
Single Storey Factory/Warehouse Units. Good Parking and Loading. To Let

### Yeovil, Somerset

6900-13,800 sq. ft.  
New Industrial/Warehouse Units with Offices. To Let

### Sittingbourne, Kent

Eurolink Industrial Centre  
11,000-128,000 sq. ft.  
New Single Storey Factory/  
Warehouse Units. To Let

### Biggin Hill, Kent

2850-128,500 sq. ft.  
New Single Storey Factory/  
Warehouse Units. To Let

### Wellington, Somerset

10,000 sq. ft.  
Modern Single Storey  
Warehouse with Offices. To Let.

### Coventry

11,000-100,000 sq. ft.  
Existing Factories/Warehouses.  
Competitive Rent. To Let

### Brentford, Middx.

70,000 sq. ft.  
Single Storey Factory/Warehouse with Offices. To Let

### Dundee

170,000 sq. ft. on 10.28 acres  
Modern Single Storey Factory/  
Warehouse. Offices. For Sale  
Freehold (Might Let)

For full information on these and other available properties

**HENRY BUTCHER**  
LEOPOLD FARMER

Broomfield House  
50/51 High Holborn, London WC1V 6EG  
01-405 8411  
Also at Birmingham and Leeds

A personal and highly professional service in the sale and letting of factories and warehouses throughout the U.K.

**DE & J LEVY**  
01-930 1070

ESTATE HOUSE, 130 JERMYN STREET, LONDON SW1Y 4UL

## Does your labour supply measure up to requirements?



If not, call Telford.

Telford, just an hour away from Birmingham, is part of the West Midlands economic and industrial network—so a high proportion of Telford's workforce is skilled or semi-skilled.

Telford's unique "Homes and Jobs" Scheme, moreover, makes it easy to fill skilled vacancies. Modern houses at reasonable rents are immediately available for staff recruited by companies in Telford, and there's an impressive choice of new houses to buy at much less than big-city prices.

Telford is a good place to live too, with new shops and schools, many opportunities for sport and leisure, plenty of open space—and all this set in the delightful Shropshire countryside.

Contact:  
Bob Tilmouth 0952 613131  
Telford Development Corporation,  
Priorslee Hall, Telford, Salop TF2 9NT  
Telex: 35359.

# Telford

## PADDOCK WOOD

### INDUSTRIAL CENTRE

#### KENT

ONLY 4 UNITS LEFT  
EACH UNIT 17,000 SQ. FT.  
UNITS CAN BE COMBINED  
TO FORM EITHER  
4000 OR 51,000 SQ. FT.

£1.75 per sq. ft.  
• 24-hour Security  
• 25 Feet Stacking Height  
• Excellent Loading  
• Sprinklered  
• Segregated Floor Offices  
• Customs & Weighbridge Facilities by Arrangement  
The Paddock Wood Partnership  
32 Paddock Street,  
London W1R 9PZ 01-429 4578



# Market has revived despite problems

A COMMONLY-HELD fallacy is that Northern Ireland has an abundance of empty advance factories just waiting to be brought to life by the roar of machinery.

And while there may have been some justification for that assumption a few years ago, the upsurge in investment during the past 18 months has had a fairly dramatic effect. Only 20 advance factories are now available for immediate occupation compared with a figure of 50 this time last year.

With readily-available factory space a powerful weapon in the armoury of the negotiators faced with the task of attracting new investors to the province, it is a situation which, conceivably, could cause difficulties in the future.

Officials of the Department of Commerce, which is almost entirely responsible for industrial property development, admit that of the 20 factories a significant number are smaller units which could not readily accommodate any large-scale investment.

They believe that the advance factory development programme which began in the 1950s and which has produced more than 450 factories incorporating 1.9m square metres has more than proved its worth.

## Risk

Such speculative building always involves a high degree of risk and the difficulty in letting factories in such trouble spots as West Belfast, Newry and Strabane cannot be overstressed.

Nevertheless, the Department is committed to a building programme in these unemployment blackspots so that when a factory is let it is not simply a case of having a sigh of relief but of getting on with the job of building another in case another company wishes to move into the area.

Under construction at the moment are a 2,300 square metre factory at Kennedy Way in West Belfast and a 1,500 square metre building in Strabane. The heaviest demand is for properties of 30,000 to 55,000 square feet and, as a result there are very few such factories available for immediate occupation.

Harder to let are larger units in the 130,000 square feet range but within easy reach of the docks by motorway, like a former Courtaulds factory on the

outskirts of Belfast. The economics of splitting them into more manageable units rule out this possibility.

The industrial property market has undoubtedly revived, due in no small measure to recent investment by American companies such as Delorean.

However, rents which are heavily subsidised by the Government remain lower than anywhere else in the UK; rents in prime areas of England can be double those in Ulster.

Rents in most parts of Belfast (the exception being West Belfast) range from 24p per sq ft to 60p per sq ft, depending on size and location, while rents in rural areas and outside the capital are proportionately lower.

With little or no private development in the industrial property market apart from the building of warehouses, the Department of Commerce's role will continue to be crucial to the future of the Northern Ireland economy.

The recent announcement of cuts in public expenditure have led to a review of spending by practically all Government departments. But the Department of Commerce's future building plans are not affected — a sign of the emphasis the Conservative Government, like Labour before it, places on future employment prospects in the province.

Undeveloped land, however, may be sold off but it is stressed that this will not jeopardise the all-important task of building factories to attract would-be investors.

The province has a number of purpose-built factories but the problem here has been adapting them in the event of the company they were constructed for vacating the premises.

Refurbishment of older factories has also been part of the industrial development process in the past but in recent years owing to escalating building costs this method of providing more factory space has become less viable. It is now less expensive to begin from scratch.

The inner city areas of Belfast and Londonderry, where most of the province's industrial

## NORTHERN IRELAND

property was once located, now attracts little factory development, mainly because of population movement away from these areas. Most new industrial estates are now built on the outskirts of cities.

Plans to revitalise inner Belfast announced so optimistically a few years ago have failed to make any real impact, with the building of several shopping centres the only evidence so far of a rejuvenation of a part of the city that is a reminder of a former era.

Many companies considering investing in the province are

keen to begin production within months or even weeks so the advance factory programme continues to be vital.

Only last month, Mr. Giles Shaw, Industry Minister, handed over the keys of a 30,000 sq ft factory on the Maydown estate outside Londonderry to the National Supply Company of Houston in Texas. The company, part of the giant Arco Group and one of the world's largest manufacturers of oilfield machinery and equipment, eventually will employ 500 in an area where jobs are difficult to get.

Although government development programmes are also subject to some extent to planning authority approval there have been few difficulties in that area with most development taking place in regions specifi-

cally set aside for industrial building.

Despite soaring property values few companies or institutions are willing to invest in industrial premises, being content simply to rent factories from the Department on a 21-year lease, confident that they will not be faced with huge increases at the end of that term.

On the other hand the warehouse market has attracted a much greater degree of private investment and several large building contractors are currently engaged in construction work to meet the demand.

Warehouse space is at a premium in Belfast, particularly around the docks area. Mr. Ken Crothers of the Belfast estate agents Morton Commercial, said: "The market has really

taken off in the past 12 months with rents rising quickly as a result.

Rentals range from £1.50 per sq ft to £1.75 per sq ft in some parts of Belfast and rents of £1.50 per sq ft have been paid in Lisburn which is ten miles from the city. Two or three years ago those rents would have been around 70p per sq ft.

"Until recently the incentive to build warehouses was not there but it is almost certain that in the near future rising rents will easily offset building costs and encourage more developers."

A large part of the province's warehouse space is to be found in the old linen mills which were once the backbone of the province's economy. The mills are easily adapted to the re-

quirements of warehousing. The retailing and distributive trade in Ulster has been expanding, providing an increasingly large demand for storage space. The Department of Commerce's involvement in this form of development is limited and is confined mainly to catering for emergency situations such as where a building has been bombed by terrorists.

It has erected warehouses at places such as Newry and Strabane, but 500,000 sq ft of space on the outskirts of Lisburn has all been let, another sign of the ever-growing demand in and around Belfast.

Before the current troubles began in 1969 developers from England and Scotland were planning large-scale warehouse building but their interest evaporated largely because of

the problems of obtaining insurance to cover bomb damage. They would have been faced with the slow process of claiming compensation through the Northern Ireland Office which can take between two and three years.

The generous financial incentives offered to companies willing to set up in Northern Ireland (cash grants, removal costs for key workers, and rates reductions) combined with the availability of factory space, make the province an attractive proposition despite the continuing violence. The signs are that more and more industrialists, especially in the United States, are recognising this.

Chris Kelly

Property Correspondent,  
Belfast Telegraph

# Boom brings steep rent rises

## IRELAND

INDUSTRIAL PROPERTY in Ireland has undergone something of a boom in the past two years, both in terms of lettings and new buildings. Demand has been strong and rents have risen quite steeply.

This growth is a reflection of the strong economic upsurge in general and the increase in manufacturing industry in particular.

Ireland has had one of the fastest-growing economies in western Europe in the past two years. Although there has been a considerable slowdown this year, mainly because of the oil crisis, the economy should still grow by about 4 per cent in real terms, which would put Ireland near the top of the West European growth league again. In 1978 the growth rate was 6.5 per cent.

Almost all new manufacturing industry comes into Ireland under the auspices of the Industrial Development Authority (IDA). This semi-state body is empowered to offer a package of incentives to companies wishing to set up in Ireland as long as they create jobs through manufacturing. The IDA does not, for example, assist transport companies or other service sector industries in the same way, although it helps.

Usually the companies Ireland

wants are labour-intensive concerns involved in assembly. They would usually be groups interested in exporting. Ireland has a population of only 3.5m, so there is not much of a domestic market. However, the country is a member of the EEC, so a U.S. or Japanese concern setting up in Ireland has access to the enormous market in Europe, free of the usual tariff and other customs barriers.

## Training

To companies that the IDA wishes to attract it can offer up grants of up to 50 per cent of capital costs in the poorer areas in the west of Ireland, or 40 per cent in the east. There can be training grants and tax write-offs on research and development costs. The IDA at the moment has a total tax holiday on all exports. In 1981 this will change and a 10 per cent corporation tax will come into effect.

It can also help out with factories. Assistance can take

the form of subsidised rents on factories, which a company can then take over. Or the IDA can give assistance to a company wishing to build its own factory, either in cash or cheap land.

The IDA has a number of industrial estates which it encourages companies to use. Because most new companies are interested in exporting, they want usually to be near a port or an airport and often but not always near a town, where communications are good.

The most popular areas are Dublin, and then the Shannon-Limerick complex. The IDA has two industrial estates in the Shannon area, and there is an estate in the Shannon Free airport zone. Shannon has Ireland's second airport. Cork, Ireland's second city after Dublin, is also popular among industrialists and industrial property there is also growing fast.

There are no precise figures on the exact size or numbers of industrial properties in Ireland. Most industrial property is sold in units of between 4,000 sq ft and 20,000 sq ft. Units of under 4,000 sq ft are rarely found on the normal commercial market, and units of 40,000 are not common.

However, the Rohan group has property on the market

near the airport that is being sold in units of 40,000 sq ft but is divisible into 20,000 sq ft units. Rohan is one of the biggest industrial builders in the country.

The IDA probably brings in about 100 companies a year one way or another. But new manufacturing industry is, of course, just one area of demand for industrial property.

The economy has been firing strongly on most cylinders these past two years and prices have risen. The table below was in Dublin's Business and Finance magazine in July, 1979. The analysis was from a limited sample of industrial properties in the Dublin region.

Irish Industrial Rents	
1973	..... £1.10 a sq ft
1974	..... £1.15 "
1975	..... £1.25 "
1976	..... £1.30 "
1977	..... £1.40 "
1978	..... £1.50 "
1979	..... £1.90 "

In the figure for 1979 it should be noted that there was a sharp jump in the general price index in this year, something like 12 to 15 per cent.

However, one representative of a prominent industrial property development group argued that the figures in

Business and Finance are lower than his own experience suggests.

He reckons that in the Dublin area the figure for mid-1978 was probably about £1.35 a sq ft. He would put the figure for mid-1979 at £2.15. By Christmas this year the figure could be £2.25 to £2.30 a sq ft.

This, however, could be the peak. When the recession of 1974-75 came a lot of concerns involved in Irish industrial development had been British builders, who with the secondary banking crisis had to sell of properties in forced sales. The market remained bad in 1976 and agents had trouble letting properties.

## Interested

As the economy picked up and the market improved, a new factor was the institutions became more interested than hitherto in industrial property development. It began to seem less of a risk venture, as the new Irish government concentrated, through the IDA on developing manufacturing industry.

Irish Life, a large (state controlled) assurance company is involved in the development of an industrial property in the Naas Road, south of Dublin.

And pension funds, now that they must invest more in Ireland, because of the exchange controls involved in cutting the Irish pound from sterling last April, are also looking at industrial properties.

The current boom, so to speak, is therefore more firmly underpinned than when the last recession hit in 1974-75.

However, there seems little doubt that the market will slow down in the next six months and prices will probably slide.

The economy is not growing as fast as it was, and costs in the building sector are rising steeply. Many raw materials are imported from Britain, and the appreciation of the British pound against the Irish one have made them more expensive.

More than this Ireland is now in the throes of a ferocious credit squeeze. Funds that used to be available from Britain no longer are so, and there is a relative shortage of Irish pounds. Interest rates will probably be sky high by March of next year, and building will become costly. The likelihood therefore is that the boom in developments and rentals is now at its peak.

Stewart Dalby

# INDUSTRIAL WAREHOUSE PROPERTY



**Weatherall  
Green & Smith**

22 Chancery Lane, London WC2. Tel: 01-405 6944.

CHARTERED SURVEYORS & ESTATE AGENTS

London Leeds Wakefield Paris

Frankfurt and Munich



# The military becomes impatient

ON WEDNESDAY afternoon Mr. Edward Jones, the assistant governor of the Crumlin Road Prison, was shot dead in his car as he drove up a traffic light in Belfast. Such is the frequency of such incidents that his death received only passing notice in the British Press. There was little more to say, except to record it. It happens all the time.

Indeed it is hard to know what has to happen in Northern Ireland to make the British people as a whole accept that there is a crisis of enormous proportions. But one can try and put it this way: the situation is now perilously close to civil war.

The security forces have flustered in their long battle to contain the Provisional IRA. Unless they regain control quickly, there is a danger that the Protestant extremists will take matters into their own hands and go for the PIRA directly, leaving the security forces in the middle. PIRA itself is becoming steadily more effective to the point where it is no longer inconceivable that it could attempt to shoot down British aircraft landing at Belfast airport. That is one of the nightmares of the security forces. There is no particular reason to believe that the Protestants could not organise themselves into an equally effective fighting body to attack the PIRA.

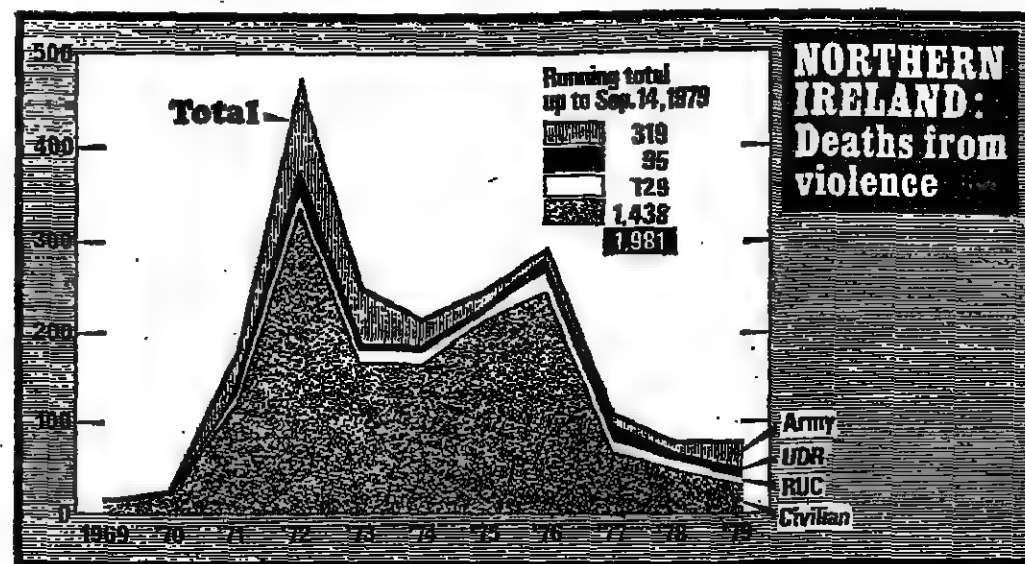
At the same time, there is increasing evidence that the security forces are quarrelling among themselves. Arguments about the respective roles of the army and the police are coming to a head. There is an impression of drift and there are calls for leadership which are going unanswered.

The Government's policy towards Northern Ireland has been in the melting pot since the assassination of Lord Mountbatten and the killing of 18 British soldiers last month.

Mrs. Thatcher has been to Ulster and heard the views of the army and the police at first hand. She has also talked at length to Mr. Jack Lynch, the Prime Minister of the Irish Republic. Practically anyone who has views on the subject—army, police and civilian—who is in a position to put them has been doing so. It seems unlikely, however, that anything will emerge in the way of a change in policy until after a meeting between Mr. Humphrey Atkins, the Northern Ireland Secretary, and Mr. Michael O'Kennedy, the Irish Foreign Minister, probably early next month. This approach is already annoying the army, which has been seeking much more immediate action.

It also seems clear that the Atkins-O'Kennedy meeting will concentrate on security questions, as did the earlier meeting between Mrs. Thatcher and Mr. Lynch. In particular, the British side is waiting to hear how far the Irish side is willing to go towards improving security in the Republic. The bulk of the PIRA leadership is now based in Ulster, but it relies on the south for supplies. It is felt that it will be much harder for the PIRA to operate if those supplies can be cut off, or at least curtailed. It is also felt that the Irish police have been unduly lax in the past about their surveillance of suspects. The example is cited of one of those arrested in the Mountbatten case. The Royal Ulster Constabulary had advised the Garda some months ago that he should be watched, but nothing was done until after the event.

Various ideas are now being canvassed. One is simply that the Garda should become as efficient as the RUC. To do this it would have to adopt all modern methods of surveillance rather than, as it is unkindly



put, relying on the man on the bicycle who makes a check on suspects once a week. If the Irish do not want to learn this from the British, it is suggested that they could save their pride by going to the West Germans, who would certainly be in a position to help.

## Limited rights

The army is also talking about limited rights to overfly the Republic. This would involve the use of helicopters on both sides of the border. Their crews would keep track of anyone fleeing to the south and inform the Irish authorities. Equally the Irish would be expected to inform the army when suspects were moving north. All that is regarded as more realistic than the right of hot pursuit, which could lead to incidents.

There is further talk of the RUC being encouraged to move

south to interrogate suspects and of a reciprocal arrangement under which the Garda could interrogate detainees in the north. Not surprisingly, there have also been calls for extradition and for selective internment—in the south as well as the north, although it seems pretty clear at the moment that Mr. Atkins at least regards internment as unwise on the grounds that you can never be certain of getting the right people. This is not the only area where Mr. Atkins' views appear to differ from those of the army. He remains distinctly dovish.

There is one telling reason which should persuade the Irish Government to do more than it has ever done before in the way of security co-operation. It is that it has become clear that the PIRA is no longer, if it ever was, a group of Irish nationalists. It is a revolutionary movement aimed quite as much at the government in Dublin as

at British rule in Ulster. Indeed the threat to Dublin is probably greater. It is likely, for instance, that Irish violence in mainland Britain could always be contained; that cannot be said of the Republic. It is also the case that the Irish authorities feel that their reputation has been severely damaged by the Mountbatten assassination.

The question remains, however, of how much the Irish can and will deliver. Even if it turns out to be a great deal, the new policy of co-operation will still take time to put into effect. The Irish police are not going to be transformed and re-equipped overnight, and the lesson of the past few years has been that as soon as one side in the conflict becomes more efficient, the other begins to follow suit. That is the pattern of escalation.

Meanwhile British policy seems to be to wait for the Atkins-O'Kennedy meeting. Only if that goes badly will the

Government consider alternative measures. There appears to be no question at present of Britain introducing a new security policy of its own at the same time as an announcement of greater co-operation with the Irish. Nor is it clear what the alternative measures would be if the Irish were to fail to deliver the goods.

It can be seen therefore that the Government is placing a great deal of faith on a change of attitude in the Republic. Even if this turns out to be justified, there will still be problems. There is the question, for example, of "who does what?" between the army and the police. The RUC tends to feel that the doctrine of "police primacy" established in 1976 and giving a greater role to the police, is under challenge. The army believes that there are too many policemen with guns, fighting battles that ought to be left to the military. At the same time, the army is tied up guarding targets, such as the main shopping area in Belfast, that could be better handed over to the police. The army would also like authority to undertake more covert operations.

Above all, there is a feeling that no-one is in control. Liaison between the police, the army and the civil power is said to be lacking at the highest level. It is recognised that Mr. Atkins, as a member of the Cabinet and a Member of Parliament, cannot always be in Ulster, but he is criticised for his absences none the less.

The army is thus canvassing the idea of the appointment of a supreme or plenipotentiary who would have full charge of security matters. He would be there all the time, and able to take immediate decisions. He would not, it is said, need to be a military man, though this is, one suspects, an example of the

army trying not to overstate its case. An obvious candidate for the job would be Lord Carver, the former Chief of Staff. He would need to understand, or so the army says, that the nearest analogy to the task of the British forces in Ulster is Cyprus and EOKA in the 1950s. The idea does not seem to be making much headway in political quarters.

It would be wrong to say that Mr. Atkins is unaware of these problems. He is trying not to panic and to avoid being pushed into actions—such as internment—for the sake of a show of strength that may lead to new problems later. He does not always accept intelligence reports at face value. He would argue, for instance, that the possibility that the PIRA may have weapons capable of firing at British aircraft does not necessarily mean that they will use them. On the contrary, as the accompanying graph shows, all the recent evidence suggests that the PIRA is going for security rather than civil targets. The army, as always, stresses capability rather than intentions.

## Initiative

As well as showing restraint on the security front, Mr. Atkins is pursuing a political initiative. The sentence in the Conservative Manifesto about establishing "one or more elected regional councils with a wide range of powers over local services" has not been forgotten, and it could be that there will be limited progress here within the next few weeks. If that happens, and security does not get out of hand in the meantime, the Secretary of State may yet be vindicated.

It seems to me, however, that there is one area where Mr. Atkins has scarcely even

begun to make a mark. He has failed to persuade either the security forces or the people of Northern Ireland, who seem more nervous than for many years, that he believes that security is paramount.

In the past Northern Ireland policy has always been considered to have three prongs: security, the economy and the politics. The main criticism of Mr. Roy Mason, the previous Secretary of State, was that he did well enough on the first two, but failed lamentably on the third. The situation now is such that security must receive the greatest emphasis. For without security there is almost nothing that can be done about the economy and very little about the politics. Anyone who believes that the holding of local elections in Ulster will persuade the Provos to lay down their arms is living in dreamland, although it might do something to impress outside opinion.

There is one further point: about presentation. If the above analysis is correct and the Protestant backlash could be about to begin at any time, it ought to be explained in public. There are already enough people who should know better who insist that the problem of Northern Ireland is simply one of getting the Protestants to be nicer to the Catholics and bringing the political parties together. Playing down the security issue is one way of encouraging that belief, which has built up alarmingly abroad.

The problem in Ulster at present is not political: it is one of preventing civil war. Since the security forces may yet have to take some very unpleasant action, it would be as well for public opinion to be prepared.

Malcolm Rutherford

## Letters to the Editor

### Fear of the chip

From Dr. John Walker, Mr. Ben Clay and Mr. Allan Kennedy  
Sir—It is unfortunate that the recruiting drive launched by ASTMS should put on people's worst fears about the "silicon chip" because their advertisement (September 18) contains some important points which are true that education must become part of our mature years (it already is for some of us, both personally and professionally). It is true that we will have more leisure, and that we must plan for it collectively. It is true that the chip is an opportunity to re-think and re-shape a better world.

However, it is not true that the chip will replace old skills without creating new skills. Indeed, a chip on its own is as useless for processing data as a can of petrol is for driving to the shops. A great deal of peripheral equipment needs to be designed to accept digital data from the processor and to present this data to the outside world in an acceptable form: e.g. movement of a robotic arm, 11 notes counted by an automatic till.

And it is not true that programmers' jobs are at risk. Quite the contrary. We at Blesdale Computer Systems are currently teaching new skills—particularly how to program microprocessors. Even so, the current UK shortage of programmers will get worse.

It is true that microprocessors will put people out of work—they already have done. It is equally true that new jobs are being created—in the past two months alone National Semi-conductor and Intel have announced that they will expand their UK staff, and Immos is going to set up a new factory. There are other examples, as your excellent *Lancaster* article (July 23) pointed out. Furthermore, if the UK does not use microprocessors, UK products will not sell, and unemployment will certainly ensue.

Finally, scare-mongering about new technological development comes ill from the Association of Scientific, Technical and Managerial Staffs—most of whose members' jobs would not exist but for past technological progress. John Walker, Ben Clay, Allan Kennedy, Blesdale Computer Systems, 7, Church Path, Meriton Park, SW19.

### How many hours?

From Mr. D. Colin Jones  
Sir—Contrary to the hopes of trade union members, the concept of one rule for the workers and another rule for the bosses is still very much in evidence in our country. The advertisement dealing with the silicon chip placed in today's *Financial Times* by ASTMS confirms this. It states that "even now we are wedded to the old notion of 48 hours a week." However, the invitation to telephone ASTMS for further information advises that "Real people will answer from 10 to 5—after that it's the chip again." Only on the extremely unlikely assumption that the same person is present to answer the telephone from 10 to 5 on seven days a week is anything like a 48-hour week reached. Much more likely is a five-day week with an hour for lunch—totaling a very meagre 30 hours, for a 10 to 5 day.

That's what it's like at union office—what do the 48 hours per week union workers members think?

A final thought: Perhaps The Chip is already in charge of ASTMS.

D. Colin Jones, 23, Forleys, Carpenders Park, Watford.

### Undervalued engineers

From the Managing Director, Hyatt's Cars

Sir—I read with interest Mr. Wood's letter on September 18 that engineers are undervalued and under rewarded. "Not only do I agree with him entirely, but I also think that until the position is corrected, this country cannot succeed in engineering." It grieves me that after seven weeks of strikes, the Engineering Employers' Federation (EEF) and the Confederation of Shipbuilding and Engineering Union (CSEU) are arguing the toss, among other things, over whether the National Minimum Rate should be £70 or £80. It seems to me, that for the good of the Engineering Industry, both parties should together have realised and agreed that the likely solution to this present conflict is not going to materially improve the lot of the engineer and it is not going to attract any more recruits to what is already an ailing industry.

This country needs engineers, and it is only by paying them a high wage that we will attract and retain them. The producers must always be paid more than the non-producers. The EEF and CSEU should be in agreement with this and they should now be seeking Government support that the engineer is a rare species and must be protected. Remember what happened to the Dodo, S. R. Quartley, Bids.

### Accident statistics

From the Director of Statistics, Health and Safety Executive

Sir—Mr. A. G. Horsmail's figures for accidents and deaths at work, 1972-78 (letters, September 18) which he attributes to the Health and Safety Executive are not comparable from year to year, those he quotes for the last two years cover a much wider field than those for earlier years. The best consistent series available are:—

Year	All reported deaths	000's
1972	652	351
1973	762	371
1974	639	357
1975	610	328
1976	567	324
1977	514	326
1978 (provisional)	551	327

Those refer to the field now covered by the Health and Safety Commission, except "new entrants" accidents to whom are not yet compulsorily reportable, and offshore installations. They tell a different story from those in Mr. Horsmail's letter.

B. G. Brown, Bagnards House, 1, Chesham Place, W2.

### Penny post

From P. J. Hewitt  
Sir—Your correspondent Mr. Heymannson (September 19)

finds postal officers courteous and helpful and wonders what has happened to the service.

I agree with his comments on courtesy. In response to my numerous complaints, the Head Postmaster of Harrow has sent me the most friendly and apologetic replies but no reassurance.

However, I am not sure that the post office officials really admit that anything is wrong. Delays must be caused by the application of new, secret rules. I suggest two possibilities.

The first is to force the public to use the telephone and telex services more and so improve post office profits. The second is that mail is bagged and lost as drawn to determine which bags are to be sent on a mystery tour including unplanned halts en-route. Furthermore, it would appear, that in order to keep the public guessing, some mail is sent to handling offices in the depths of the countryside where the friendly staff won't dream of letting it go until it has been with them for a week or so.

Whatever the reasons for the delays and it is clear that the Post Office no longer has the ability to honour its delivery promises. Is it not time to let some other organisation handle mail?

P. J. HEWITT, 7, Abbotsford Lodge, Eastbury Avenue, Northwood, Middx.

### Immigration policy

From Mrs. Carol A. Linden.

Sir—Having read Sue Cameron's *Lancaster* column in the Thursday September 13 issue of the *Financial Times*, I cannot remain silent. I find it absolutely preposterous that William Whitelaw can so blatantly discriminate against over half the British population in not allowing British women the free choice of who they can marry, whether they can live in their own country if they happen to choose a foreign non-EEC husband. To sell his female nationals down the river so lightly because he does not have the political strength of his convictions and because these convictions would bring upon him the smear of racism, is indeed one of the most cowardly and disgusting political manoeuvres I have yet heard of.

On the personal side, since I am married to an American, the passing of the Home Secretary's proposed law would be tantamount to stripping me of my British citizenship and unilaterally exiling me from my home country. I find this totally unacceptable. Should I wish to take on the nationality of my husband or of another country, or should I wish to emigrate permanently, then and then only, will I initiate proceedings to reach such ends. That a woman should be penalised because she has met and fallen in love with a foreigner, and a man not in the identical circumstances, is unthinkable in this day and age.

Such attitudes in Britain also have other repercussions in my mind. I am a banker, working for a non-UK institution which has offices in the UK. One of the reasons for which I have always resisted returning to the UK (thus adding to the so-called "brain drain") is that that only apply to men? Is the medieval attitude of British men towards women in general and towards women in business in particular. William Whitelaw's proposed legislation only serves to confirm me in my "prejudice"

(?) and makes me wonder if, in fact, it would not be more sensible to become a citizen of a more civilised country.

Carol A. Linden, 84 Corso di Porta Romana, Milan 20122.

### Splitting the BBC

From Lord Annan.

Sir—In his excellent review of *A Seamless Robe* (September 15) Mr. Anthony Curtis states that Sir Charles Curran demolished "the Annan proposal of service boards to decentralise the power structure" of the BBC.

The Annan Committee made no such proposal. The majority of the Committee were against the splitting of the BBC and believed that it should continue as a single Corporation under the Director-General and his Board of Management. The proposal for service boards was made in the White Paper issued by the former Labour Government.

Lord Annan, University of London, Senate House, Malet Street, WC1

### Looming energy gap

From the City Architect and Planning Officer, Cambridge

Sir—Your leader of September 18 implies that the forecast increasing deficit between the UK's future energy needs and our own production will be satisfied with increases in imported energy sources such as oil and coal.

Our position is the same as that of other industrialised countries, and if we add their future deficits to our own and to the increasing demands for energy from developing nations it appears that there is going to be an increasing international demand for energy which will not be met.

I do not think we are entitled to assume, as you appear to do in your leader, that our future deficits will be increasingly satisfied by imports and neither is any other country entitled to do so either. We and they are likely to face an energy deficient future which, in my view, requires urgent consideration. J. M. Milner, The Guildhall, Cambridge.

### It's not cricket

From Mr. P. A. Oliver

Sir—I wish I could understand the British people. If beer or cigarettes go up 2p they nearly go mad and yet the fact that next year we shall be out-of-pocket to the tune of £1,000m+ to the EEC seems to be a matter about which the "man on the Clapham omnibus" cares not in the least.

Once again John Chatterton in last Tuesday's *Lancaster* Column has pointed out that there is only one ultimate sanction and that is the UK's withdrawal. We have joined a "football" club when we wanted to play "cricket." For five years we have tried to convince ourselves that we were playing "cricket" surely now—at last—we can see that if the rest want some other sort of ball-game then the only way for us is out. Can anyone explain to me why we keep on signing blank cheques? P. A. Oliver, 30, Holmes Crescent, Wokingham, Berkshire.

## Today's Events

GENERAL

U.K.: Zimbabwe-Rhodesia constitutional conference continues, Lancaster House, London.

Mr. Adam Butler, Industry Minister, meets Mr. Joel le Theule, Transport Minister, to discuss ownership of five unsold Concorde, and further supersonic research. Liverpool University publishes report on decline of port of Liverpool.

Steel Industry Management Association conference opens, Harrogate.

Local authorities joint conference continues, Scarborough, (until September 21).

Scottish Prison Officers Association conference continues, Perth, (until September 21).

Sir Adrian Cadbury, chairman of Cadbury-Schweppes, installed as chancellor of Aston University, Birmingham.

Two-day antique arms fair opens, Royal Lancaster Hotel, London.

Overseas United Nations General Assembly considers which delegation should represent Vietnam, New York.

Mr. John Crosbie, Canadian Finance Minister, meets Mr. George Colley, Irish Finance Minister, in Dublin.

Department of Trade and Bank of England officials start four

days of talks with the National Iranian Oil Company, various Ministries and the Central Bank in Tehran.

Philippines celebrate seventh anniversary of imposition of martial law.

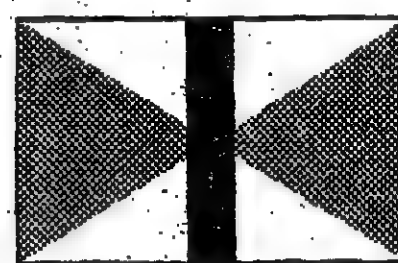
OFFICIAL STATISTICS  
Gross domestic product (second quarter—provisional). New vehicle registrations for August.

COMPANY RESULTS  
Interim dividends: Boddingtons Breweries, Laporte Industries (Holdings), Liberty and Co. G. W. Sparrow and Sons, Thomas

Jourdan. Interim figures only: Bridgewater Estates.

COMPANY MEETINGS

Electrocomponents, Great Eastern Hotel, Liverpool Street, EC. 12. Hogs Robinson, The Baltic Exchange, 14-20 St. Mary Axe, EC. 12.15. Jacksons Bourne End, Bourne End, Bucks, 11.45. Midland Trust, Moor Green, Moseley, Birmingham, 4.30. Property Security Investment Trust, 13, St. Swin's Lane, EC. 12.15. David S. Smith, Kingsley Hotel, Bloomsbury Way, WC. 12. Smith Whitworth, Midway Hotel, Manchester Road, Castleton, Rochdale, 11. Unitech, Great Eastern Hotel, Liverpool Street, EC. 12. Ward and Goldstone, Midland Hotel, Manchester, 12.



## Swire Pacific Limited

### Consolidated results for the six months ended 30th June 1979 and 1979 interim dividends

Results The consolidated results of Swire Pacific Limited for the six months ended 30th June 1979—unaudited—were:

	Six months ended 30th June	Year ended 31st December
	1979 HK\$m	1978 HK\$m
Turnover	1,838.4	1,424.9
Profit before taxation	338.8	265.1
Taxation	63.5	48.2
Profit after taxation	275.3	216.9
Minority interests	97.7	91.3
Profit for the period	177.6	125.7

### Earnings per share:

	1979	1978
'A' shares	50.7¢	35.9¢
'B' shares	10.2¢	7.2¢

Prospects The profit for the first half of 1979 was considerably better than that of the first half of 1978, which for reasons of timing was, however, at a low level relative to the whole of 1978. Although prospects for the second half of 1979 are reasonable, the directors foresee a slow-down in the rate of growth. Nevertheless they believe that the final dividends to be recommended for the year will be not less than double the interim dividends.

Interim dividends The directors of Swire Pacific Limited have today declared interim dividends for 1979 of 17.0¢ per 'A' share and 3.4¢ per 'B' share.

	1979 Interim	1978 Interim	1978 Final	Total
Dividends per share:				
'A' shares	17.0¢	12.0¢	33.0¢	45.0¢
'B' shares	3.4¢	2.4¢	6.6¢	9.0¢

The interim dividends will be paid on 11th October 1979 to shareholders on the registers at the close of business on 27th September 1979; the share registers will be closed from 27th September 1979 to 11th October 1979, both dates inclusive.

A full interim report is being sent to all shareholders.

Hong Kong, 13th September 1979.

By Order of the Board  
John Swire & Sons (H.K.) Limited  
Secretaries

Swire Pacific Limited  
The Swire Group  
Swire House, Hong Kong.



## Companies and Markets

## UK COMPANY NEWS

## GKN up £11.5m so far but strikes hitting hard

WITH significantly better results from automotive component operations and some recovery in the UK steel distribution sector, first half 1979 pre-tax profits of GKN rose from £42m to £53.5m.

However, the engineers' dispute is having a major disruptive effect on the group's UK operations and the directors warn that third quarter profits are being severely affected.

At this stage they say that it is not possible to assess either the ultimate cost of the dispute or the effect on UK profits for 1979.

The directors point out that the 1979 accounts will include termination costs of discontinued activities, principally GKN Bolts and Nuts, and net losses on investment disposals, estimated at a total of £23m.

This includes some £7m in respect of the difference between the book value of John Lysaght (Australia) reduced by £13m, being the amount of post-acquisition reserves arising from the revaluations of fixed assets—and the estimated sale proceeds.

The directors explain that the result from the automotive component operations (where the trading surplus was up £26m to £30m) came about from supplying generally strong world markets from the major plants in the UK and Europe. In the distribution sector there was some recovery in the UK steel stock-selling activities, and the result (after £5m to £9m) also includes Parts Industries Corporation of the US, acquired at the beginning of the year.

The markets for general steels, building and construction to lack buoyancy. The directors say that such improvements were achieved in these areas were not so much attributable to growth in demand as to earlier actions taken to reduce costs and eliminate or improve unprofitable activities. These actions continue to be taken throughout the group.

After recovering well from industrial troubles early in the year UK activities showed some overall improvement, although the rate of profitability remained low. From sales of £899m against

£824m the UK side produced profits ahead from £20m to £30m. Continental European operations overall achieved higher profitability largely due to the continued strength of the transmission business. In this sector, sales marginally higher at £204m against £200m were translated into profits ahead from £15m to £20m.

The half year profit was struck after total depreciation of £33.6m (£31.5m) including an additional £11.5m (£10.5m) for inflation and an increased interest charge of £14.8m against £11m. Earnings came through at £26.3m compared with £20.4m—equal to 17.4p (13.9p) per share or 28.5p (20.0p) prior to additional depreciation.

The interim dividend is 5.53p (5.58p) net—equal to the unchanged 8.341p gross. The net total for 1978 was 17.38p paid from pre-tax profits of £87.3m.

Enamel turnover

	1978	1979
Enamel turnover	1004.2	885.6
Trading surplus	22.1	21.0
Depreciation	11.5	10.5
Additional for inflation	1.5	1.0
Invest. inc. interest	1.5	1.0
Interest payable	14.8	11.0
Invest. inc. interest	1.5	1.0
Profit before tax	53.5	42.0
Taxation	2.5	1.8
Minority	2.3	2.5
Earnings	28.5	20.4

Referring to the sale of the 50 per cent holding John Lysaght (Australia) the directors state that application for the necessary Australian consents to enable completion to be effected has been made. In the meantime the profit for the half year of £4.7m attributable to the holding is included under share of associates profits.

They say that the acquisition of Sheepbridge Engineering, a company with interests in the manufacture and distribution of automotive replacement parts, is one of a number of steps being taken to develop GKN's distribution operations.

See Lex

## Inco progress in Indonesia

CANADA'S Inco expects that its US\$900m (£418m) Indonesian

mine will produce 20m to 25m lb of nickel this year and will reach 50 per cent to 60 per cent of its designed 100m lb annual capacity in 1980.

Mr. J. Edwin Carter, the Inco chairman, added in a speech to local company officials in Sudbury, Ontario, that the Indonesian mine produced 10m lb of nickel in 1978, its first year of commercial production.

Commenting on Inco's studies of the feasibility of ocean bed mining of manganese nodules, Mr. Carter said all efforts have been of a research and development nature and the conclusions, at best, were tentative. He thought that ocean mining would not begin before about 1990.

## Hoskins and Horton at £0.34m so far

ON turnover up from £4.58m to £5.27m, taxable profits of Hoskins and Horton edged ahead to £338,000 in the first half of 1979, compared with £318,000 last time.

The directors of the building and hospital equipment group say that Hoskins is now seriously under-employed through the restrictions in the National Health Service.

The engineers' dispute has been damaging, they add, and the immediate outlook is bleak. Trewhella is also very short of work.

CSM Plating, which was acquired in June and the results of which are not included, is doing well. The Horton companies have made strong progress after a difficult start.

Interest charges are increasing sharply, the directors say, because of extra finance required temporarily for export and the rise in rates.

The net interim dividend is lifted to 3p (1.88p) to reduce dividend. Last year a total of 10.3874p was paid from taxable profits of £831,000 (£874,000).

After tax of £129,700 (£127,700) earnings per 20p share are given as 7.9p (8p).

## Sedgwick Forbes turns in £25.3m for six months

TAXABLE profits of Sedgwick Forbes Bland Payne Group, for the first six months of 1979, are shown at £25.3m, compared with £23.1m.

The results are the first of the group since implementation of the merger between Sedgwick Forbes Holdings and Bland Payne Holdings on February 12 1979, the 1978 figure being the combined result of the two companies.

Operating profit, which directors fell would be misleading to include for a six-month period, was £25.3m (£23.1m) and loan interest took £0.5m.

Mr. Neil Mills, chairman of the insurance, reinsurance and underwriting concerns, explains that results were affected by the strength of sterling, against the US dollar, and by soft insurance markets worldwide.

He says that if the pound had remained at the same levels ruling in the first six months of 1978, profits might have been £2.7m higher.

Results will depend on the relative value of the pound against foreign currencies, he states. "It is therefore extremely difficult to forecast the results for the full year."

The directors, however, do not expect profits for the full year to equal the total amount of the two former groups, for their last financial year—Profits of Sedgwick Forbes and Bland Payne in 1978 were £25m and £26.8m respectively.

A substantial amount of time has been taken up during the period in further planning of the integration of the businesses of the two groups, and the chairman says the Board remains confident the group provides a solid base for future growth.

Earnings per 10p share of the

As stated in note 35 to the last audited accounts, in the Westinghouse action a default judgment has been entered against all the appearing defendants, including RTZ and four other non-US Group companies on issues of liability. Motions to defer a hearing on damages until after the trial on the merits (currently scheduled for September 1981) were made by all appearing defendants and supported by briefs filed with the Court by Her Majesty's Government and the Government of South Africa. However, the United States judge ruled on 17 September that, subject to the resolution of various appeals now pending or which may yet be brought in the Court of Appeals, he intends to hold such hearing on damages against the non-appearing defendants on 10 December prior to the trial of the action on the merits against the appearing defendants.

RTZ and RTZ Services have been served with an order made under the Shipping Companies and Commercial Documents Act 1954 by Her Majesty's Government directing the companies not to comply with orders of the US Court to produce UK documents and information.

In the Westinghouse action, the preliminary injunction purporting to restrain the transfer, withdrawal or encumbrance of United States assets by all non-appearing defendants, continues.

On the basis of the relevant facts and in accordance with legal advice, RTZ and the Group companies named in both of the actions, with the exception of Rio Algom Corporation (a company incorporated in the United States), deny jurisdiction. Furthermore, RTZ and all the named Group companies deny liability. Legal expenses are being charged against revenue as incurred but no further provision has been made.

The directors have declared a dividend of 1.622p per share of the 3.33% 'A' cumulative preference shares of the company and a dividend of 1.75p per share on the 3.5% 'B' cumulative preference shares of the company both in respect of the half-year to 31 December 1979.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer representing 3.5% 'B' cumulative preference shares on or after 2 January 1980 after presentation of coupon number 28.

The directors have declared an interim dividend of 4.50p per share in respect of the year to 31 December 1979 on the ordinary shares capital of the company, compared with 3.50p per share in 1978.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer on or after 2 January 1980 after presentation of coupon number 28. In the case of holders of ordinary shares and 'A' cumulative preference shares on the Melbourne register, payment of the foregoing dividends will be made in Australian currency at the rate of exchange ruling on 27 November 1979.

The dividends on the ordinary and preference shares will be paid without deduction of income tax and will carry a tax credit. This credit will be available principally to UK resident shareholders and also to shareholders resident in certain other countries under double taxation agreements. The interim ordinary dividend for 1979 after adding the tax credit will be equivalent to a gross dividend of 6.43p per share (compared with 6.22p per share for the interim dividend for 1978).

Accumulating ordinary shares Holders of accumulating ordinary shares will receive on 2 January 1980 a further allotment of accumulating ordinary shares, credited as fully paid, on the basis of 0.014510 of a new share for every share held at the close of business on 16 November 1979. Fractions of less than one half of a share will be rounded up to one whole share. Holders of accumulating ordinary shares will also receive a dividend of 0.1p per share.

By order of the Board D. A. Streetfield Secretary

6 St James's Square London SW1T 4LD. 19 September 1979.

Printed copies of the report are available on request from the company's transfer office, 1 Radcliff Street, Bristol BS1 1NT.

## HIGHLIGHTS

In a day of turbulent currency markets, where the Dollar breached the DM 1.80 barrier, Lex considers the response of the central banks. It was a busy day for the engineering sector yesterday with GKN heading the list of companies reporting from that sector: its half-time profits rose from £42m to £53.5m, which is well in excess of expectations. Meanwhile, Delta Metal shows an increase from £12.9m to £14.1m but the company has been hit by two serious internal disputes and now faces the general engineering workers' strike. Elsewhere, Amalgamated Metal produced some very disappointing figures and the dividend is cut while Stone Platt's interim figures reveal a collapse in profits. Brown Boveri Kent is well down, Restair is scarcely making any money pre-tax and Television—the retail and rental company—also shows a drop in pre-tax profits. The day seemed to produce very few bright spots except perhaps motor dealer Harold Perry.

Operating profit, which directors fell would be misleading to include for a six-month period, was £25.3m (£23.1m) and loan interest took £0.5m.

Mr. Neil Mills, chairman of the insurance, reinsurance and underwriting concerns, explains that results were affected by the strength of sterling, against the US dollar, and by soft insurance markets worldwide.

He says that if the pound had remained at the same levels ruling in the first six months of 1978, profits might have been £2.7m higher.

Results will depend on the relative value of the pound against foreign currencies, he states. "It is therefore extremely difficult to forecast the results for the full year."

The directors, however, do not expect profits for the full year to equal the total amount of the two former groups, for their last financial year—Profits of Sedgwick Forbes and Bland Payne in 1978 were £25m and £26.8m respectively.

A substantial amount of time has been taken up during the period in further planning of the integration of the businesses of the two groups, and the chairman says the Board remains confident the group provides a solid base for future growth.

Earnings per 10p share of the

As stated in note 35 to the last audited accounts, in the Westinghouse action a default judgment has been entered against all the appearing defendants, including RTZ and four other non-US Group companies on issues of liability. Motions to defer a hearing on damages until after the trial on the merits (currently scheduled for September 1981) were made by all appearing defendants and supported by briefs filed with the Court by Her Majesty's Government and the Government of South Africa. However, the United States judge ruled on 17 September that, subject to the resolution of various appeals now pending or which may yet be brought in the Court of Appeals, he intends to hold such hearing on damages against the non-appearing defendants on 10 December prior to the trial of the action on the merits against the appearing defendants.

RTZ and RTZ Services have been served with an order made under the Shipping Companies and Commercial Documents Act 1954 by Her Majesty's Government directing the companies not to comply with orders of the US Court to produce UK documents and information.

In the Westinghouse action, the preliminary injunction purporting to restrain the transfer, withdrawal or encumbrance of United States assets by all non-appearing defendants, continues.

On the basis of the relevant facts and in accordance with legal advice, RTZ and the Group companies named in both of the actions, with the exception of Rio Algom Corporation (a company incorporated in the United States), deny jurisdiction. Furthermore, RTZ and all the named Group companies deny liability. Legal expenses are being charged against revenue as incurred but no further provision has been made.

The directors have declared a dividend of 1.622p per share of the 3.33% 'A' cumulative preference shares of the company and a dividend of 1.75p per share on the 3.5% 'B' cumulative preference shares of the company both in respect of the half-year to 31 December 1979.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer representing 3.5% 'B' cumulative preference shares on or after 2 January 1980 after presentation of coupon number 28.

The directors have declared an interim dividend of 4.50p per share in respect of the year to 31 December 1979 on the ordinary shares capital of the company, compared with 3.50p per share in 1978.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer on or after 2 January 1980 after presentation of coupon number 28. In the case of holders of ordinary shares and 'A' cumulative preference shares on the Melbourne register, payment of the foregoing dividends will be made in Australian currency at the rate of exchange ruling on 27 November 1979.

The dividends on the ordinary and preference shares will be paid without deduction of income tax and will carry a tax credit. This credit will be available principally to UK resident shareholders and also to shareholders resident in certain other countries under double taxation agreements. The interim ordinary dividend for 1979 after adding the tax credit will be equivalent to a gross dividend of 6.43p per share (compared with 6.22p per share for the interim dividend for 1978).

Accumulating ordinary shares Holders of accumulating ordinary shares will receive on 2 January 1980 a further allotment of accumulating ordinary shares, credited as fully paid, on the basis of 0.014510 of a new share for every share held at the close of business on 16 November 1979. Fractions of less than one half of a share will be rounded up to one whole share. Holders of accumulating ordinary shares will also receive a dividend of 0.1p per share.

By order of the Board D. A. Streetfield Secretary

6 St James's Square London SW1T 4LD. 19 September 1979.

Printed copies of the report are available on request from the company's transfer office, 1 Radcliff Street, Bristol BS1 1NT.

## Six months' reduction at Wadkin

TAXABLE PROFITS of Wadkin, the woodworking and metalworking machinery group, were down from £1.01m to £0.69m for the first six months of 1979. Sales were some £1m higher at £11.75m, but the export contribution fell from £3.94m to £3.52m.

While the group has been able to hold up its order book, output was lower than targeted due to the industrial action. Also, margins were reduced because some of the effects of the increased value of sterling have been absorbed, in order to be more competitive against foreign competition at home and abroad.

Although order books are sufficient to maintain full productivity throughout the year, the Board says the trading position for the second half remains uncertain due to the current national engineering dispute.

Half-yearly earnings per 50p share declined from 13.94p to 8.96p, but the interim dividend is kept at 2.25p net—last year's final was 4.32p.

Mr. W. T. Hale, the chairman, says there has been only a partial recovery from the poor first quarter which he reported in his last annual statement. He says the factors expressed in April, 1977, that a strengthening pound coupled with high inflation would make making exporting more difficult, were well founded. The resulting lack of orders has forced the company to make some reduction in staff.

The second half of each year is normally considerably better for the company than the first six months, Mr. Hale states. While the removal of price control allows a more realistic price for some of the company's products in the UK, continued inflation and a big increase in the cost of gas makes for uncertainty.

In spite of the problems, the chairman anticipates an improved performance during the second six months.

Last year, profits fell slightly from £1.2m to £1.16m.

Mr. Hale explains that the Board foresaw these problems some months ago and the decision not to increase last year's final dividend took them into account.

On the basis of the relevant facts and in accordance with legal advice, RTZ and the Group companies named in both of the actions, with the exception of Rio Algom Corporation (a company incorporated in the United States), deny jurisdiction. Furthermore, RTZ and all the named Group companies deny liability. Legal expenses are being charged against revenue as incurred but no further provision has been made.

The directors have declared a dividend of 1.622p per share of the 3.33% 'A' cumulative preference shares of the company and a dividend of 1.75p per share on the 3.5% 'B' cumulative preference shares of the company both in respect of the half-year to 31 December 1979.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer representing 3.5% 'B' cumulative preference shares on or after 2 January 1980 after presentation of coupon number 28.

The directors have declared an interim dividend of 4.50p per share in respect of the year to 31 December 1979 on the ordinary shares capital of the company, compared with 3.50p per share in 1978.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer on or after 2 January 1980 after presentation of coupon number 28. In the case of holders of ordinary shares and 'A' cumulative preference shares on the Melbourne register, payment of the foregoing dividends will be made in Australian currency at the rate of exchange ruling on 27 November 1979.

The dividends on the ordinary and preference shares will be paid without deduction of income tax and will carry a tax credit. This credit will be available principally to UK resident shareholders and also to shareholders resident in certain other countries under double taxation agreements. The interim ordinary dividend for 1979 after adding the tax credit will be equivalent to a gross dividend of 6.43p per share (compared with 6.22p per share for the interim dividend for 1978).

Accumulating ordinary shares Holders of accumulating ordinary shares will receive on 2 January 1980 a further allotment of accumulating ordinary shares, credited as fully paid, on the basis of 0.014510 of a new share for every share held at the close of business on 16 November 1979. Fractions of less than one half of a share will be rounded up to one whole share. Holders of accumulating ordinary shares will also receive a dividend of 0.1p per share.

By order of the Board D. A. Streetfield Secretary

6 St James's Square London SW1T 4LD. 19 September 1979.

Printed copies of the report are available on request from the company's transfer office, 1 Radcliff Street, Bristol BS1 1NT.

## AMC profit and interim cut

SUBSTANTIAL losses from certain activities within the physical trading division have cut first half 1979 profits of Amalgamated Metal Corporation from £5.79m to £3.97m. In view of this the interim is being lowered by 2.5p to 3p.

The directors explain that these losses directly affect the profit available to shareholders since, due to their geographic location, no tax relief is available.

New management is being introduced into the division and a detailed review of trading policy is being made. Significant changes in the approach towards trading may be expected following this review, the directors state.

They report that the results of the tin smelting and industrial divisions continued at a satisfactory level, although the latter division was affected by the haulage dispute. Excellent results were recorded from trading activities were more than offset by the physical trading losses.

After tax, lower minorities and taking in an extraordinary credit came through at £1.1m against £2.06m. Earnings per share before the extraordinary credit were 10.9p (31.8p) and after the credit 16.6p.

The directors note that appreciation of sterling during the first half has necessitated a charge of £754,000 against group reserves compared with a credit of £251,000.

In 1978 the group, a subsidiary of Fressan AG, produced a net profit up from £8.1m to £8.5m and a total dividend of 18.4p was paid.

Given a rise in non-ferrous metal prices this year, AMC's interim profit shortfall of a third comes as something of a shock. The shares crashed by 25p to 270p yesterday and there is enough uncertainty surrounding the nature of the group's problems to suggest that the share price floor has not yet been reached. Certainly the future operations have not been performed very well and both tin smelting and industrial operations are described as "satisfactory". But other than spotlighting substantial losses in certain areas within the physical trading division here is no way of telling where and in which commodities AMC has been hit. The difficulties are sufficiently serious to necessitate a review of trading policy and the inference must be that the problems have been internal rather than external and the division has probably been underperforming anyway since 1974. The sheer volatility of these activities precludes sensible forecasting at this stage and the decision to cut the interim dividend may be interpreted as prudent rather than over-cautions.

## Marshall (Loxley) profit falls £244,000 midway

IN LINE with last May's warning that results for 1979 would not be as good as in previous years, Thomas Marshall and Company (Loxley), maker of freelay refractories, etc., reports a drop in first-half taxable profits from £389,000 to £125,000. Turnover was almost £1m higher at £8.71m.

Mr. W. T. Hale, the chairman, says there has been only a partial recovery from the poor first quarter which he reported in his last annual statement. He says the factors expressed in April, 1977, that a strengthening pound coupled with high inflation would make making exporting more difficult, were well founded. The resulting lack of orders has forced the company to make some reduction in staff.

The second half of each year is normally considerably better for the company than the first six months, Mr. Hale states. While the removal of price control allows a more realistic price for some of the company's products in the UK, continued inflation and a big increase in the cost of gas makes for uncertainty.

In spite of the problems, the chairman anticipates an improved performance during the second six months.

Last year, profits fell slightly from £1.2m to £1.16m.

Mr. Hale explains that the Board foresaw these problems some months ago and the decision not to increase last year's final dividend took them into account.

On the basis of the relevant facts and in accordance with legal advice, RTZ and the Group companies named in both of the actions, with the exception of Rio Algom Corporation (a company incorporated in the United States), deny jurisdiction. Furthermore, RTZ and all the named Group companies deny liability. Legal expenses are being charged against revenue as incurred but no further provision has been made.

The directors have declared a dividend of 1.622p per share of the 3.33% 'A' cumulative preference shares of the company and a dividend of 1.75p per share on the 3.5% 'B' cumulative preference shares of the company both in respect of the half-year to 31 December 1979.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer representing 3.5% 'B' cumulative preference shares on or after 2 January 1980 after presentation of coupon number 28.

The directors have declared an interim dividend of 4.50p per share in respect of the year to 31 December 1979 on the ordinary shares capital of the company, compared with 3.50p per share in 1978.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer on or after 2 January 1980 after presentation of coupon number 28. In the case of holders of ordinary shares and 'A' cumulative preference shares on the Melbourne register, payment of the foregoing dividends will be made in Australian currency at the rate of exchange ruling on 27 November 1979.

The dividends on the ordinary and preference shares will be paid without deduction of income tax and will carry a tax credit. This credit will be available principally to UK resident shareholders and also to shareholders resident in certain other countries under double taxation agreements. The interim ordinary dividend for 1979 after adding the tax credit will be equivalent to a gross dividend of 6.43p per share (compared with 6.22p per share for the interim dividend for 1978).

Accumulating ordinary shares Holders of accumulating ordinary shares will receive on 2 January 1980 a further allotment of accumulating ordinary shares, credited as fully paid, on the basis of 0.014510 of a new share for every share held at the close of business on 16 November 1979. Fractions of less than one half of a share will be rounded up to one whole share. Holders of accumulating ordinary shares will also receive a dividend of 0.1p per share.

By order of the Board D. A. Streetfield Secretary

6 St James's Square London SW1T 4LD. 19 September 1979.

Printed copies of the report are available on request from the company's transfer office, 1 Radcliff Street, Bristol BS1 1NT.

account. Therefore, despite the profits fall, the interim dividend is held at 1.2p net on earnings per 25p share of 1.53p (5.23p)—last year's final was 1.57p.

Depreciation charged was £157,000 (£145,000) and interest was up by £80,000 to £163,000. Tax took £32,000 (£74,000).

Mr. John Mackay, chairman, says that despite difficult trading conditions within the industry, the group managed to maintain sales volume and increase sales value. Profit approached the improved rate obtained in the second half of last year. For the whole year, the surplus reached £556,000.

After tax for the half-year of £195,000 (£118,000), earnings per 25p share are shown to have risen from 4.04p to 7.34p. The net interim dividend is held at 1.2p, and again absorbs £69,254. Last year's final was 2.22p.

On the basis of the relevant facts and in accordance with legal advice, RTZ and the Group companies named in both of the actions, with the exception of Rio Algom Corporation (a company incorporated in the United States), deny jurisdiction. Furthermore, RTZ and all the named Group companies deny liability. Legal expenses are being charged against revenue as incurred but no further provision has been made.

The directors have declared a dividend of 1.622p per share of the 3.33% 'A' cumulative preference shares of the company and a dividend of 1.75p per share on the 3.5% 'B' cumulative preference shares of the company both in respect of the half-year to 31 December 1979.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer representing 3.5% 'B' cumulative preference shares on or after 2 January 1980 after presentation of coupon number 28.

The directors have declared an interim dividend of 4.50p per share in respect of the year to 31 December 1979 on the ordinary shares capital of the company, compared with 3.50p per share in 1978.

The interim dividend on the ordinary shares will be paid on 2 January 1980 to holders on the London and Melbourne registers as at close of business on 16 November 1979 and to holders of share warrants to bearer on or after 2 January 1980 after presentation of coupon



# UK COMPANY NEWS

## Delta Metal ahead but disputes cloud outlook

BUT FOR the engineering dispute, Lord Caldecote, chairman of Delta Metal says that he would have been confident that group pre-tax profits for 1979 would be higher than the £28.5m achieved in 1978.

In the first half of the year sales improved from £227.9m to £256.8m and profits moved ahead by 8.7 per cent to £14m. The engineering dispute is, however, severely restricting production at a number of plants and the chairman feels that it would be unwise to make any forecast for the second half.

Lord Caldecote reports that in the UK demand for most products continued at a satisfactory level, but profits were adversely affected by industrial disputes. Exports were lower, reflecting the difficulty of quoting competitive prices combined with the strength of sterling and industrial disputes, which led to demand for some products not being met.

In the overseas companies sales and profits were higher: better results in Africa and Europe outweighed the adverse effects of exchange rate movements.

Current UK demand for most of the group's products is not so buoyant as it was in the first quarter. Export business is "thus of paramount importance" and is becoming increasingly competitive, states the chairman.

In the coming months he anticipates that UK trading conditions will become more difficult. Home demand will at best remain static at its present somewhat depressed level and exports will continue to meet strong competition.

Overseas, particularly in Africa and Europe, the outlook is brighter and it is anticipated that improved results will be maintained.

The first half pre-tax profit was struck after heavier interest of £8.41m against £4.14m—mainly due to the increased copper price and higher interest rates. After providing for a heavier tax charge net profit before metal account comes through lower at £8.08m against £2.08m, and earnings per share stood at 5.6p (8.5p).

Metal profits not included showed an advance from £0.28m to £4.76m, before tax of £0.32m (£0.01m). In accordance with normal practice no transfer is made to, or from, the metal price contingency until the year end. The reserve at December 30 1978 stood at £7.43m.

The current cost profit, before tax, is estimated at £10.9m (£8.4m).

The interim dividend is maintained at 1.82p per share—the total for 1978 was 5.6037p.

See Lex

	1978	1979
Sales	227.9	256.8
Trading profit	17.48	14.76
Share of associates	3.08	3.28
Profit before interest	20.56	18.04
Interest	8.41	4.14
Profit before tax	12.15	13.90
Income tax	4.07	5.82
Net profit	8.08	8.08
Minorities	0.41	0.31
Interim	2.60	2.60
After depreciation	23.15m	24.52m

## Williams & James up to £0.48m

PROFITS BEFORE tax of Williams & James (Engineers), comprising air and vacuum hydraulic equipment manufacturer, increased from £251,510 to £478,270 in the first half of 1979.

on sales of £3.96m, against £3.24m.

Tax took £28,008 compared with £54,735—SSAP 15 has been adopted and comparisons restated—leaving the net balance ahead at £452,265 (£296,755).

The net interim dividend is raised from 1.055p to 1.155p and absorbs £20,790 (£19,899). Last year a total of 3.6745p was paid from record profits of £781,000 (£452,000).

## Dowding and Mills tops £2m

WITH TURNOVER nearly 20 per cent better at £18.62m, pre-tax profits of Dowding and Mills, electrical and mechanical repair engineers, rose by 17 per cent from £1.74m to a record £2.04m for the year ended June 30, 1979.

At halfway, when profits were up from £0.81m to £1.04m, the directors said that although they did not expect this momentum to continue into the second six months, they were confident that the full year's results would be ahead of the previous year.

A final dividend increased from 0.655p to 0.81p net takes the total payment up by 25 per cent from 1.2p to 1.5p per 5p share.

The directors say that pursuing their policy of capitalising reserves, they will be recommending to the annual meeting that the nominal value of the existing 5p shares be increased to 10p, doubling the company's issued share capital. The number of shares held by each shareholder will be unchanged.

## Manders falls in first half

A FALL in the UK paint and printing ink section has left taxable profits of Manders (Holdings) at £1.3m for the first half of 1979 compared with £1.54m previously. Profit for 1978 was a record £3.44m.

Mr. G. Norman, the chairman, says the UK trading operations were all affected by the industrial action at the beginning of the year. While the group's plants worked normally, the level of demand was reduced. "Export business was lost and the impact of this has not yet been overcome."

He adds, however, that profit levels, towards the end of the six months were running at the same level as last year.

First-half turnover expanded to £14.53m (£13.78m). Pre-tax figure was split as to (£'000): UK paint and printing ink £899 (£1,100); overseas printing ink £117 (£109), and UK property £286 (£242).

The other interim dividend is increased to 1.2p (0.940p) per 25p share—last year's final was 2.41p.

Tax for the period, on the liability basis, takes £490,000 (£497,000), leaving a net profit down from £1.06m to £822,000.

## Astbury & Madeley 25% ahead

TAXABLE PROFITS of Astbury & Madeley Holdings rose 25 per cent, from £420,000 to £525,000 in the first half of 1979, on the 27 per cent higher at £5.81m, against £4.57m.

The directors say second-half results have been encouraging so far, but they express concern about the effect of the engineers' dispute on suppliers and customers. For the whole of 1978, the taxable surplus reached a record £1.01m.

After tax for the half year of £273,000 (£225,000), earnings per share are shown to have risen from 4.84p to 5p. The net interim dividend is stepped up to 0.667p (0.5p)—last year's final was 1.5p. Last September there was a three-for-one scrip issue and consolidation of 5p shares into 25p shares.

Principal activity of the group is stockholding and distribution of a range of equipment used by industrial and central heating engineers.

## U.S. Debenture ahead in first half

For the half-year ended July 31, 1979, gross revenue of the United States Debenture Corporation rose from £2.55m to £2.66m and net available revenue was higher at £1.57m against £1.45m.

The interim dividend is raised from 1.15p to 2p but the directors say the increase does not necessarily indicate that total dividends for the year will be greater than the 4.05p total paid in 1978-79.

Net asset value per share is shown as 114.4p against 126.4p.

# The Delta Group Interim Report

- \* Half-year pre-tax profits up 8.7%
- \* Demand in the United Kingdom continued at a satisfactory level
- \* Sales and profits of overseas companies higher

### Highlights from the half-year results

	Half-year to 30.6.79	1.7.78	Year to 30.12.78
Sales	£256.84m	£227.94m	£448.70m
Profit before tax	£14.05m	£12.92m	£28.45m
Attributable profit	£8.08m	£9.06m	£19.93m
Dividend per share	1.82p	1.82p	5.6p

"But for the engineering industry dispute I should have been confident that pre-tax profits in 1979 would be higher than in 1978. The dispute is however severely restricting production at a number of our plants and at the time of writing its outcome and full effects are unknown. In these circumstances it would be unwise to make any profit forecast for the second half of the year at the present time".

Lord Caldecote, Chairman.

DELTA PROVIDES PRODUCTS AND SERVICES FOR THE CONTROL AND SUPPLY OF ELECTRICITY, WATER AND GAS, AS WELL AS COMPONENTS AND NON-FERROUS ALLOYS, WORLD-WIDE.

The Delta Metal Company Limited **DELTA**

Copies of the Interim Report available from the Company Secretary, 1, Kingsway, London WC2B 6XF

## Telefusion hit by increased depreciation and interest

HIGHER DEPRECIATION and interest charges have cut back taxable profits of Telefusion, radio and television group, from £2.01m to £1.73m for the year ended April 30, 1979.

Profits at halfway had risen from £10,000 to £1.18m and the directors anticipated that results for the full year would exceed those of 1977-78.

They now say that increased profit will come from rental in the current year. They add that the Trident reorganisation will be completed during the first six months with retail profit being achieved in the second period, which with the progressive elimination of manufacturing losses, will provide a sound base for much improved profits in the future.

	1978-79	1977-78
Turnover	1,000	1,000
Retail	77,350	63,398
Rental	50,000	37,831
Manufacture	24,653	25,422
Other	3,202	2,145
Group	155,205	128,802
Finance profit	12,624	12,129
Inc. income, interest	207	208
Ex. & rent	7,727	7,547
Depreciation	1,895	1,548
Equin. financing	1,249	908
Interest paid	1,249	908
Auditors' & directors	198	107
Associates share	14	14
Profit before tax	1,798	2,096
Inc.	79	851
Overseas	121	674
Associates	197	197
At profit	1,479	1,724
Strand credit	49	137
At profit	1,489	1,861

After a much lower tax charge of £290,000 compared with £81,000 last time, and extraordinary credits of £49,000 (£57,000) the available balance was through higher at £1.49m (£1.58m).

From earnings per 5p share of 3.06p (2.61p) the final dividend is raised to 0.83635p (0.70185p) net making the year's total 1.50185p (1.30685p).

Turnover, excluding VAT, rose to £7.4m (£6.4m) which included £50m (£37.5m) from retail.

The directors state that group turnover, trading profit and cash flow, at £9.43m (£9.3m) were all records, notwithstanding considerable reorganisation expenses.

### comment

Disappointment is not new to shareholders in Telefusion. But there are reasons why profits slipped again last year. The winter's weather and industrial disputes hit distribution—though on balance the official retailing statistics do not paint a too unpleasant picture. Anyway retailing (Trident) made losses of £200,000 after £500,000 reorganisation costs (a further £1.1m has been capitalised). Rental profits continued firm, rising to £3.1m overall but manufacturing slipped in a £800,000 loss and the future of this loss maker must be under some hard scrutiny. Trident has been substantially reorganised over the past year in a move towards larger shops. It might break even in the first half though a question mark must hang over consumer expenditure later in the year. On the rental side Telefusion reckons its depreciation and leasing charges have topped out which could make a significant impact on pre-tax profits but nevertheless the market remains unimpressed.

## Harris and Sheldon interim up

For the first half of 1979, profits of Harris and Sheldon Group have shown an improvement, from £1.57m to £1.89m. Turnover was nearly £2m ahead at £22.44m.

The interim dividend is effectively stepped up from 1.052p to 1.25p, from earnings of 1.81p, against 1.66p. Last year the dividend was equal to 2.213p from profits of £4.04m.

Net profit came out at £718,000 (£680,000), after tax £778,000 (£718,000).

Group activities cover luggage and travel goods, motor accessories, lifts, and seating.

## BANK RETURN

	Wednesday Sept. 19 1979	Increase (+) or Decrease (-) for week
BANKING DEPARTMENT		
Liabilities	£	£
Capital	14,855,000	—
Public Deposits	76,910,000	+ 2,378,671
Special Deposits	771,935,000	—
Bankers Deposits	498,881,709	+ 43,497,088
Reserves & other Accounts	678,581,501	+ 78,266,505
	1,969,011,787	+ 124,135,760
ASSETS	£	£
Government Securities	1,478,975,471	+ 115,900,000
Advances & Other Accounts	311,887,318	+ 8,506,488
Primes Equipment & Other Equip.	285,085,517	+ 23,045,478
Notes	6,788,886	+ 1,109,086
Cash	250,864	+ 7,112
	1,969,011,787	+ 124,135,760
ISSUE DEPARTMENT		
Liabilities	£	£
Notes issued	9,485,000,000	— 80,000,000
In Circulation	9,416,217,114	+ 25,890,914
In Banking Department	6,788,886	— 1,109,086
ASSETS	£	£
Government Debt	11,015,100	—
Other Government Securities	8,353,084,509	+ 189,063,641
Other Securities	1,060,920,381	+ 179,082,641
	9,425,000,000	+ 80,000,000

## London W.I. Luxury Furnished Apartments

Greengarden House, St. Christopher's Place in quiet, picturesque, pedestrianised area near Oxford Street. Fully-equipped apartments with maid service.

For details of availability and charges contact:  
**Greengarden Investments Limited**  
Greengarden House, St. Christopher's Place, London W1M 5HD  
Tel: 01-466 8761

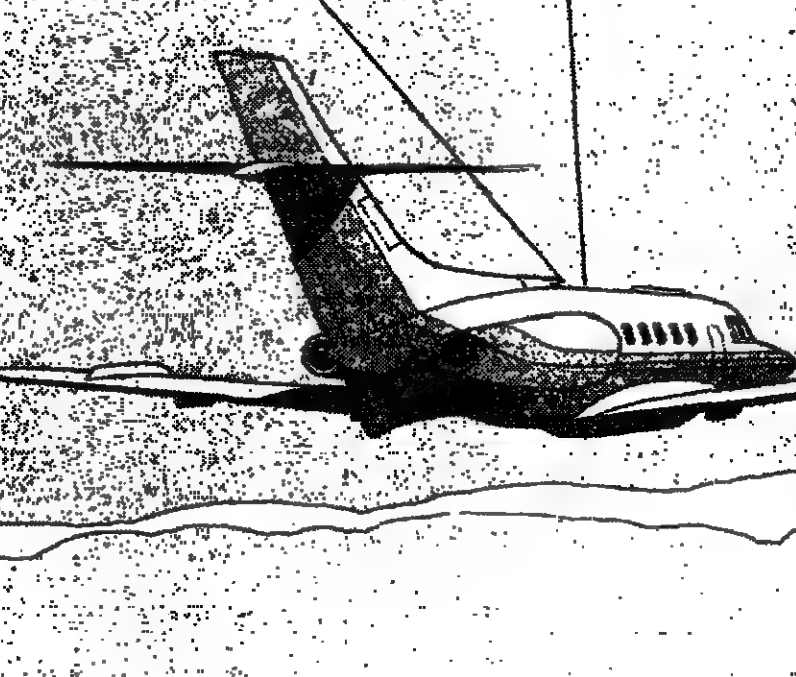
## California Federal Savings and Loan Association

U.S. \$10,000,000  
Unsecured Certificates of Deposit

The above have been placed outside the United States of America by  
**S. G. Warburg & Co. Ltd.** **Banque de Paris et des Pays-Bas**  
In association with  
**Warburg Paribas Becker Incorporated**  
A. G. Becker Incorporated

●● Searching for the right Industrial Location is becoming a lifetimes work ●●

●● Why not search by phone through JLW Computon ●●



**Jones Lang Wootton**  
Chartered Surveyors  
33 King Street, London, EC2V 8EE. Tel: 01-606 4060. Telex: 885557

●● JLW Computon® a computerized property search and evaluation service ●●



## UK COMPANY NEWS

## Stone-Platt profit dives after £1.1m PSL losses

DUE ENTIRELY to losses in the UK plants of Platt Saco Lowell, pre-tax profits of Stone-Platt Inc. slumped from £4.31m to £0.74m for the first half of 1979.

The U.S. and Spanish plants of PSL traded satisfactorily, but as a result of the UK losses, the division incurred a deficit of £1.1m compared with a £2.3m profit.

The Board explains that these losses were caused by the unexpected further delay of a major export contract, by the worldwide recession in the textile machinery market, by some large unprofitable contracts and by the strengthening of sterling.

As a result profit margins have been under considerable pressure, and the machinery involved in the delayed contract is now being allocated to other markets. Management action has been taken to restore this division to profitability, but in view of the likely need to reduce capacity for textile machinery production in the UK, the Oldham plant of PSL is being transferred to the electrical division to provide facilities needed by that side.

Seraga, traded last year, achieved a turnaround from a £0.5m loss to a profit of £0.8m for the period. All other divisions traded profitably and their total contribution was at the same level as last time.

On future prospects, world markets for textile machinery and ships propellers remain depressed and international competition is fierce. The strength of the pound with a higher rate of UK inflation has eroded the competitive position of UK manufacturing industry and has put margins under severe

pressure, the Board states.

The present industrial disruption in the UK engineering industry will seriously affect second-half results, the Board adds, and the level of sales in the remainder of 1979 will largely depend on its duration and the time taken to recover both in export plant and those of its suppliers.

Although there is a shortage both in group plants and those of orders for propellers in the Lancashire plants of PSL, the order books for other plant are satisfactory. Overseas activities are performing to plan and until the recent engineering dispute other UK plants were performing satisfactorily.

Earnings before tax for the period are shown as 1.8p (10.4p) per 25p share, while there was a loss of 2.9p (5.5p earnings) last year. To redress the imbalance between interim and final dividends—the 1978 interim dividend of 67 per cent of the total—the net interim payment is cut from 2.73531p to 1.4p per share.

The Board adds that provided the engineering dispute is not prolonged and the effect is not too damaging, it would hope to maintain the full year's dividend at the 1978 level—last year's net group sales for the first half increased from £88.99m to £103.13m. Interest charges were significantly larger at £2.22m (£1.11m) due to the need to finance higher levels of working capital and to service borrowings to finance new acquisitions, and because of higher interest rates.

Changes in exchange rates during the period reduced sales

and pre-tax profits of overseas companies expressed in sterling by £2.7m and £0.3m respectively.

Exports from the UK totalled £44.3m, which represented 61 per cent of the output of UK plants. Unexecuted orders at June 30 were £138m compared with £179m at the end of 1978. The major export contract at PSL has been removed from the unexecuted order book and is the main cause of the reduction.

## ● comment

Stone-Platt shares have been very weak over the past seven days or so but the interim collapse was sufficient to slash the price by a further 14p yesterday to 55p. UK textile machinery losses of over £1m against a profit of around £1.1m are entirely responsible and difficulties imposed by a substantial fall in worldwide demand for spinning machinery have been compounded by the inordinate delay on the £30m order for Saudi Arabia. The group is reasonably confident that it can sell this contract piecemeal and the other divisions, both at home and abroad, look to be performing reasonably well. But the rating is effectively in limbo until the engineering dispute is settled and, if all the uncertainties facing the sector were not enough, Stone-Platt appears to have made a rod for its own back by reacting slowly to changing conditions in the textile machinery industry.

The net interim dividend is stepped up from 3.012p to 3.462p—last year a total of 8.11p was paid from profits of £4.02m. The net interim dividend is stepped up from 3.012p to 3.462p—last year a total of 8.11p was paid from profits of £4.02m. The net interim dividend is stepped up from 3.012p to 3.462p—last year a total of 8.11p was paid from profits of £4.02m.

## Liverpool Post shows recovery

TAXABLE profits of the Liverpool Daily Post & Echo slipped 2.7 per cent from £1.94m to £1.89m in the first half of 1979, but this reflected a second quarter recovery from the effects of the lorry drivers' strike and the hot winter.

The directors say the disruption was particularly serious to the paper mills, but the UK newspapers were also hit and responded to firm advertising only in the second quarter. Canadian newspaper publishing performed markedly better and registered a profit improvement in sterling as a result of a deterioration in the Canadian dollar.

Strong demand favoured the UK papermaking and packaging interests after the early weeks. The major investment to develop a large new packaging plant at Sandy, Beds., has been substantially completed as planned.

The anticipated initial losses have cut into the divisional profits severely this half. The plant's results will soon start to improve steadily, the directors add.

They expect the level of business for most of the group to be high in the second half, although some cost increases are inevitable.

Turnover for the half-year was well ahead at £50.15m, against £49.23m. After a substantially higher tax charge of £588,000 (£163,000) of which £453,000 (£138,000) was in the UK, profits were down from 15.5p to 10.5p.

The net interim dividend is stepped up from 3.012p to 3.462p—last year a total of 8.11p was paid from profits of £4.02m. The net interim dividend is stepped up from 3.012p to 3.462p—last year a total of 8.11p was paid from profits of £4.02m.

## SHARES STAKES

S. and M. Berleford—Prudential Corporation Group of Companies now holds 4,464,157 shares—5 per cent.

Adwest—Racal Electronics has increased its holding to 1,446,320 shares (14.76 per cent).

## Perry Motors £1m ahead and boosts dividend

A NEAR £1m profit increase and a substantially higher interim dividend are reported by Harold Perry Motors, the Ford main dealer. And the directors say that, with four months still to go, the group had already comfortably overtaken last year's total pre-tax profit of £3.76m.

For the first half of 1979, the taxable surplus surged to £2.15m (£2.19m), on sales well ahead at £63.77m, against £49m.

The net interim dividend is boosted to 3p (1.675p), and the directors intend to recommend a final of not less than 3.6p, compared with 2.01p last time.

After a significantly heavier tax charge of £1.26m, against £350,000, stated earnings per 25p share are shown as 21p (19.9p).

The directors say the remaining months of 1979 are unlikely to see vehicle sales volume at the levels experienced earlier in the year. But the group holds so many unfulfilled orders for most models in the Ford range that profit prospects in the last quarter are by no means depressing, they add.

The three major expansion projects are on schedule: the new truck specialist dealership in Essex has been in operation since August; the new vehicle and engine storage and repair depot in Potters Bar will be ready in November; and the truck specialist dealership and body repair depot in Milton Keynes is due for completion next March.

The directors say any fears about the effect on group car leasing operations of the withdrawal by legislation of first-year tax allowances have been dispelled by the continuing

strong and increasing demand by companies for which this method of financing car fleets remains attractive.

This tax change (together with the greatly increased profits will mean that corporation tax payments for 1979 and subsequent years will absorb a greater part of these profits than in the recent past, they add.

## ● comment

Perry has primed the market for good results, so the 50 per cent first half increase—though impressive—did little to the share price. In line with other motor dealers, trading was buoyant but Perry's sales seem to have outpaced overall Ford car sales. Elsewhere in the group, profits were almost as strong. For the last few months of the year car sales are expected to be a little less euphoric as trading returns to a more seasonal pattern. However, the company has a sufficient head start to turn in around £5.5m pre-tax—a 46 per cent advance. At this level the shares, at 185p, are on a pre-tax basis of 4.5p a share, which does not leave too much in store. The prospective yield of 7 per cent is not as good as the sector average.

## Yelverton to reorganise

A capital reorganisation is proposed at Yelverton Investments. The 7.1m shares currently in issue will be reduced from 5p to 1p nominal value and then consolidated to produce 1,420,000 shares of 5p.

The purpose of this is to

clean the balance sheet of debit balances and enable new shares to be issued at par, said Mr. Harold Nield, a director, yesterday. This was necessary before expansion plans could be carried out. Yelverton also announced yesterday a pre-tax loss of £27,358 (£290,788) for the year to October 31, 1978. The accounts were qualified on several grounds including uncertainty over loan provisions and the value of unlisted investments. The accounts have been similarly qualified in previous years.

## John Swire down £1m

Though investment and interest income was up £0.7m to £1.8m, and its share of associates' profits reached £8.7m, against £8.2m, taxable profit at John Swire and Sons dipped £1m to £13.5m for the first half of 1979.

Exceptional credits amounted to £1.3m (£1.4m), and interest payable was £1.3m (£1.2m). After tax of £4.3m (£4.8m) and minorities attributable profit emerged lower at £9.1m (£9.7m).

N.A.V. at 31.7.79  
\$33.54 (Df. 0.79)  
VIKING RESOURCES  
INTERNATIONAL  
N.V.  
INPO Pierson  
Holding 214, Amsterdam  
Heraeus 214, Amsterdam

## The Association of Investment Trust Companies

## INVESTMENT TRUSTS: net asset values

Total Assets less current liabilities (1)	Company (2)	Shares or Stock (3)	Date of Valuation (4)	Annual Dividend (5)	Net Asset Value after deducting prior charges (6)	at nominal value (7)	at market value (8)	Investment Currency Premium (see note g) (9)	Total Assets less current liabilities (1)	Company (2)	Shares or Stock (3)	Date of Valuation (4)	Annual Dividend (5)	Net Asset Value after deducting prior charges (6)	at nominal value (7)	at market value (8)	Investment Currency Premium (see note g) (9)
VALUATION MONTHLY																	
152.5	Alliance Trust	Ordinary 25p	31/8/79	3.0	283.7	282.0	8.1		12.3	Industrial & Commercial Fin. Corp.	Ordinary 25p	31/8/79	3.8	102.1	103.4	1.1	
35.1	Anglo-American Securities Corp.	Ordinary 25p	31/8/79	3.8	130.2	136.1	3.9		52.1	London Atlantic Inv. Trust	Ordinary 25p	31/8/79	1.00	188.4	175.2	8.6	
127.6	British Investment Trust	Ordinary 25p	31/8/79	5.75	175.8	178.5	4.8		110.1	North-British Canadian Inv. Co.	Ordinary 25p	31/8/79	3.10	95.5	100.7	4.4	
27.7	Capital & National Trust	Ord. & "B" Ord. 25p	31/8/79	4.40	126.0	126.0	0.1		35.7	Ivy & Stone Limited	Ordinary 25p	31/8/79	0.80	73.5	75.0	4.8	
12.6	Claverhouse Investment Trust	Ordinary 50p	31/8/79	4.17	120.4	128.4	1.6		17.5	Atlantic Assets Trust	Ordinary 25p	31/8/79	1.32	158.4	168.4	8.3	
12.9	Crossfairs Trust	Ordinary 25p	31/8/79	2.6	90.6	92.2	1.6			British Assets Trust	Ordinary 25p	31/8/79	0.80	73.5	75.0	4.8	
16.4	Dundee & London Investment Trust	Ordinary 25p	31/8/79	1.95	78.2	81.6	1.6			Edinburgh American Assets Trust	Ordinary 25p	31/8/79	1.32	158.4	168.4	8.3	
102.1	Edinburgh Investment Trust	Ordinary 25p	31/8/79	3.15	125.8	125.7	3.9		12.4	Viking Resources Trust	Ordinary 25p	31/8/79	4.75	115.8	117.7		
43.3	First Scottish American Trust	Ordinary 25p	31/8/79	2.4	116.2	120.4	2.0		52.8	Keyser Ullmann Ltd.	£1 Capital Loan Stock	31/8/79	4.75	115.8	117.7		
14.0	Grange Trust	Ordinary 25p	31/8/79	4.5	140.6	143.2	2.5		29.2	Throgmorton Secured Growth Trst.	Ordinary 25p	31/8/79	4.75	115.8	117.7		
71.9	Great Northern Investment Trust	Ordinary 25p	31/8/79	3.15	111.2	115.9	2.2		24.3	Throgmorton Trust	Ordinary 25p	31/8/79	3.087	56.3	57.4	1.1	
50.4	Guardian Investment Trust	Ordinary 25p	31/8/79	8.57	94.4	97.7	0.4		33.8	Kleinwort Benson Ltd.	Ordinary 25p	31/8/79	4.00	145.8	148.5	3.3	
31.5	Hume Holdings	"A" & "B" Ord. 25p	31/8/79	2.3	103.6	109.0	4.2		43.3	British American & General Trust	Ordinary 25p	31/8/79	2.45	78.0	80.1	1.8	
51.2	Investors Capital Trust	Ordinary 25p	31/8/79	1.20	158.9	162.0	4.7		5.4	Brunner Investment Trust	Ordinary 25p	31/8/79	3.50	104.1	105.7	2.5	
20.0	Jardine Japan Investment Trust	Ordinary 25p	31/8/79	3.95	149.9	152.5	4.7		7.9	Charter Trust & Agency	Ordinary 25p	31/8/79	4.80	122.8	122.8	0.1	
35.6	London & Holyrood Trust	Ordinary 25p	31/8/79	1.70	88.1	93.3	1.0		5.4	English & New York Trust	Ordinary 25p	31/8/79	2.70	89.8	89.8	0.5	
25.5	London & Montrose Invest. Trust	Ordinary 25p	31/8/79	2.50	139.0	144.0	5.0		7.2	Family Investment Trust	Ordinary 25p	31/8/79	3.45	115.5	118.2	2.1	
48.3	London & Provincial Trust	Ordinary 25p	31/8/79	2.50	139.0	144.0	5.0		52.6	Jos Holdings	Ordinary 25p	31/8/79	3.45	115.5	118.2	2.1	
116.0	Merchants Investment Trust	Ordinary 25p	31/8/79	2.50	139.0	144.0	5.0			London Prudential Invest. Trust	Ordinary 25p	31/8/79	3.25	97.8	101.2	2.6	
28.6	North Atlantic Securities Corp.	Ordinary 25p	31/8/79	3.07	121.0	124.1	3.7		149.9	Merchants Trust	Ordinary 25p	31/8/79	4.05	168.5	175.0	5.0	
51.2	Northern American Trust	Ordinary 25p	31/8/79	3.05	120.4	125.7	4.5		138.9	Rauburn Investment Trust	Ordinary 25p	31/8/79	3.00	123.5	126.3	4.4	
7.9	Save & Prosper Linked Invest. Trust	Capital Shares	31/8/79	1.0	133.6	136.3	3.3		11.2	Romey Trust	Ordinary 25p	31/8/79	4.20	155.6	159.4	4.6	
131.1	Scottish Investment Trust	Ordinary 25p	31/8/79	2.533	99.4	104.7	2.4		19.8	Martin Currie & Co. C.A.	Ordinary 25p	31/8/79	4.90	156.4	163.3	4.5	
82.3	Scottish Northern Investment Trust	Ordinary 25p	31/8/79	1.5	79.1	81.5	3.8		97.8	Canadian & Foreign Invest. Trust	Ordinary 25p	31/8/79	3.90	85.9	88.9	3.2	
105.8	Scottish United Investors	Ordinary 25p	31/8/79	7.2	242.5	250.4	7.0		23.9	St. Andrew Trust	Ordinary 25p	31/8/79	2.40	83.9	86.3	3.0	
69.3	Second Alliance Trust	Ordinary 50p	31/8/79	9.7336	182.3	183.3	7.1		55.9	Scottish Eastern Investment Trust	Ordinary 25p	31/8/79	3.525	114.4	123.3	4.0	
42.4	Shires Investment Co.	Ordinary 25p	31/8/79	8.3	238.3	244.7	7.1		147.4	Scottish Ontario Invest. Co.	Ordinary 25p	31/8/79					
39.5	Sterling Trust	Ordinary 25p	31/8/79	3.10	147.1	148.3	4.4		117.1	Securities Trust of Scotland	Ordinary 25p	31/8/79	2.10	104.1	107.5	4.8	
78.7	Technology Investment Trust	Ordinary 25p	31/8/79	6.1	171.1	172.5	4.5		189.5	Murray Johnstone Ltd.	Ord. & "B" Ord. 25p	31/8/79	1.90	97.3	100.1	4.4	
22.3	United British Securities Trust	Ordinary 25p	31/8/79	6.83	265.0	271.9	7.2		117.1	Clydesdale Investment Trust	Ord. & "B" Ord. 25p	31/8/79	1.282	128.2	131.6	5.4	
86.1	United States & General Trust	Ordinary 25p	31/8/79	4.05	117.9	122.3	3.6		117.1	Glendevon Investment Trust	Ord. & "B" Ord. 25p	31/8/79	1.95	106.1	106.1	4.2	
	United States Debenture Corp.	Ordinary 25p	31/8/79	4.05	117.9	122.3	3.6		117.1	Glenmurray Investment Trust	Ord. & "B" Ord. 25p	31/8/79	1.95	106.1	106.1	4.2	
	Do. Do.	Conv. Loan 1983	31/8/79	53.00	£129.60	£134.50	£3.90		117.1	Scottish Western Investment Co.	Ord. & "B" Ord. 25p	31/8/79	2.25	112.7	115.2	5.4	
115.7	Baillie Gifford & Co.	Ordinary 25p	31/8/79	3.9	149.2	151.6	4.4		22.1	Second Great Northern Inv. Trust	Ord. & "B" Ord. 25p	31/8/79	4.20	155.6	159.4	4.6	
158.8	Monks Investment Trust	Ordinary 25p	31/8/79	1.85	89.1	89.7	2.0			Schroder Wagg Group	Ordinary 25p	31/8/79	4.80	180.4	185.9	6.7	
115.2	Winterbottom Trust	Ordinary 25p	31/8/79	5.8	277.3	290.0	7.5			Ashdown Investment Trust	Ordinary 25p	31/8/79	5.45	£132.60	£137.10	£4.70	
43.1	Baring Bros. & Co. Ltd.	Ordinary 25p	13/9/79	1.8	76.3	80.0	1.8		5.9	Do. Do.	Conv. Loan 1988/83	31/8/79	3.35	115.3	115.3	7.0	
22.7	Outwith Investment Trust	Ordinary 25p	28/8/79	1.5	57.1	57.2	0.1		29.9	Australian & International Trust	Ordinary 50p	31/8/79	5.70	202.2	204.7	6.7	
16.8	Tribune Investment Trust	Ordinary 25p	14/8/79	3.35	223.6	236.7	6.2		52.8	Broadstone Investment Trust	Ordinary 25p	31/8/79	7.20	282.1	282.1	6.9	
48.0	City Financial Administration Ltd.	Ordinary 25p	31/8/79	3.57	127.8	134.1	5.8		113.7	Continental & Industrial Trust	Ordinary 25p	31/8/79	3.80	143.3	146.3	5.3	
82.7	Investing in Success "Equities"	Ordinary 25p	31/8/79	1.55	82.2	84.3	1.5			Transoceanic Trust	Ordinary 25p	31/8/79	5.00	143.3	146.3	5.3	
16.9	Edinburgh Fund Managers Ltd.	Ord. & "B" Ord. 25p	31/8/79	1.5	82.2	84.3	1.5			Westpool Investment Trust	Ordinary 25p	31/8/79	5.00	£129.00	£131.50	£4.80	
13.9	American Trust	Ordinary 50p	31/8/79	1.5	82.2	84.3	1.5		76.5	Do. Do.	Conv. Loan 1988/84	31/8/79	5.00	£129.00	£131.50	£4.80	
8.8	Crescent Japan Investment Trust	Ordinary 25p	31/8/79	1.5	82.2	84.3	1.5		9.8	Stewart Fund Managers Ltd.	Ordinary 50p	31/8/79	3.25	121.4	122.5	2.6	
77.7	General Scottish Trust	Ordinary 25p	31/8/79	1.5	82.2	84.3	1.5		112.5	Scottish American Investment Co.	Ordinary 25p	31/8/79	1.60	54.5	54.5	0.7	
28.3	Wemyss Investment Co.	Conv. Loan 1985/2000	31/8/79	55.50	£154.90	£160.00	£5.00		33.0	Scottish European Investment Co.	Ordinary 25p	31/8/79	2.25	80.9	85.8	1.3	
7.7	Do. Do.	Ordinary 11	31/8/79	12.5	381.6	381.6	8.9		45.9	Atlas Electric & General Trust	Ordinary 25p	31/8/79	2.57	73.1	73.1	1.4	
28	Electra Group Services Ltd.	Ordinary 25p	31/8/79	6.8	182.3	182.3	2.8		30.8	Bankers' Investment Trust	Ordinary 25p	31/8/79	2.75	95.1	95.9	1.6	
28.3	Electra Investment Trust	Ordinary 25p	31/8/79	6.8	182.3	182.3	2.8		16.5	Cedar Investment Trust	Ordinary 25p	31/8/79	3.26	88.6	92.8	0.3	
39.3	Globe Investment Trust	Ordinary 25p	31/8/79	6.35	190.1	193.0	0.8		192.4	City of London Brewery	Deferred 25p	31/8/79	4.23	164.0	170.0	3.2	
21.1	Temple Bar Investment Trust	Ordinary 25p	31/8/79	3.75	151.5	156.2	1.9		42.0	Continental Union Trust	Ordinary 25p	31/8/79	2.1	99.8	104.0	1.7	
23.9	F. & C. Group	Deferred 25p	31/8/79	3.40	127.8	131.7	2.9		71.5	C.L.R.P. Investment Trust	Ordinary 25p	31/8/79	3.15	78.4	81.6	1.4	
183.7	Alliance Investment Co.	Conv. Loan 1985/87	31/8/79	66.00	£138.00	£142.20	£3.10		39.1	Industrial & General Trust	Ordinary 25p	31/8/79	2.54	106.9	112.4	3.4	
30.9	Cardinal Investment Co.	Ordinary 25p	31/8/79	2.825	116.3	120.5	3.0		111.9	International Investment Trust	Ordinary 25p	31/8/79	4.0	166.7	171.3	3.4	
1.8	Do. Do.	Ordinary 25p	31/8/79	4.50	161.1	165.4	3.3		3.4	Sphere Investment Trust	Ordinary 25p	31/8/79	6.0	217.5	223.2	2.8	
7.2	F. & C. Eurotrust	Ordinary 25p	31/8/79	2.825	116.3	120.5	3.0		111.9	Trustees Corporation	Ordinary 25p	31/8/79	2.1	80.0	82.2	1.3	
26.4	Foreign & Colonial Invest. Trust	Ordinary 25p	31/8/79	4.50	161.1	165.4	3.3		111.9	Williams & Glyn's Bank Ltd.	Ordinary 10p	31/8/79	1.80	100.6	100.6	0.9	
38.3	General Investors & Trustees	Ordinary 25p	31/8/79	4.50	161.1	165.4	3.3		3.4	Slawell European Invest. Trust	Ordinary 10p	31/8/79	0.75	67.0	67.0	2.1	
183.7	James Finlay Inv. Management Ltd.	Ordinary 25p	31/8/79	1.73	37.6	37.6			11.4	Atlanta Baltimore Chicago	Ordinary 10p	31/8/79	1.10	84.0	84.0	2.9	
183.7	Provincial Cities Trust	Ordinary 25p	31/8/79	1.73	37.6	37.6			30.1	West Coast & Texas Regional	Ordinary 10p	31/8/79	1.10	84.0	84.0	2.9	
26.4	Gartmore Investment Ltd.	Income 50p	31/8/79	10.0	102.3	102.3			12.8	Safeguard Industrial Investments	Ordinary 25p	29/8/79	4.0	111.9	112.5		
38.3	Do. Do.	Capital 50p	31/8/79	0.5	286.6	286.6	1.4		5.3	City Financial Administration Ltd.	1p Cap. Ord.	31/8/79		117.4	117.4	2.0	
5.6	Anglo-Scottish Investment Trust	Ordinary 25p	31/8/79	0.5	65.6	68.0	1.3		24.9	Acorn Securities	Ordinary 25p	30/8/79	5.45	358.4	360.2	1.1	
11.0	English & Scottish Investors	Ord. & "B" Ord. 25p	31/8/79	2.2	117.4	117.4	1.7			General Funds Investment Trust	Conv. Ord. 10p	30/8/79	5.45	358.4	360.2	1.1	
24.5	Group Investors	Ordinary 25p	31/8/79	0.75	96.9	101.1	2.2		85.6	Do. Do.	Conv. Ord. 10p	30/8/79	5.45	358.4	360.2	1.1	
11.5	London & Gartmore Invest. Trust	Ord. & "B" Ord. 25p	31/8/79	2.3	109.6	112.4	2.3		73.7	Drayton Montagu Portfolio Mngmt.	Ordinary 25p	31/8/79	7.40	240.9	250.7	5.4	
13.9	London & Lennox Invest. Trust	Ordinary 25p	31/8/79	1.5	62.5	66.3	0.1			Do. Do.	Conv. Loan 1993	31/8/79	57.80	£160.80	£167.10	£3.80	
73.0	Meldrum Investment Trust	Ordinary 25p	31/8/79	2.1	89.0	89.0	0.1			Do. Do.	"A" & "B" Conv. La. 1993	31/8/79	57.80	£160.80	£167.10	£3.80	
18.3	Gartmore Invest. (Scotland) Ltd.	Ordinary 25p	31/8/79	3.80	203.5	207.2	6.8		52.1	Do. Do.	Conv. Loan 1993	31/8/79	57.80	£160.80	£167.10	£3.80	
55.7	Scottish National Trust	Ordinary 25p	31/8/79	2.85	145.5	148.4	5.3			Do. Do.	"A" & "B" Conv. La. 1994	31/8/79	57.80	£160.80	£167.10	£3.80	
12.5	John Govett & Co. Ltd.	Ordinary 10p	31/8/79	1.7	53.1	54.9	2.5		15.3	Do. Do.	Conv. Loan 1986	31/8/79	57.80	£160.80	£167.10	£3.80	
181.6	Rorder & Southern Steklidrs. Trst.	Ordinary 121p	31/8/79	2.3	186.4	187.6	6.7		7.7								



MINING NEWS

# Selection Trust earns first half £6.2m

By KENNETH MARSTON, MINING EDITOR

LONDON'S Selection Trust international mining finance and industrial group reports a rise in first half 1979 net earnings to £6.2m, or 18.5p per share, from £5.4m in the first half of 1978. The previous year's total amounted to £11.4m, equal to 34p per share.

An interim dividend for the current year is declared of 9p and it is stated that the payment designed to narrow the gap between the sizes of interim and final dividends. Because of the various changes in accounting to Selection Trust paid an exceptional two interim, each of 4p, plus a final of 10.54p for 1978.

The latest rise in operating earnings is attributed principally to earnings from North Sea and the Amari metal and stockholding group, which with better prices for base metals and first income from the drillship regional Endeavour. Revenue from the Australian Mount Newman iron ore project was dented by a strike in the second quarter.

## Sth. Australia seeking to enrich uranium

The newly-elected South Australian Liberal Government wants to see any uranium enrichment plant for Australia sited in its state, reports a news item from Sydney.

The S.A. Mines and Energy Minister, Mr. Goldsworthy, said yesterday that negotiations with the Federal Government had already started and that talks with an overseas uranium enrichment consortium would be held in November.

The federal government in January ordered a study of the feasibility of building an enrichment plant in Australia. Potential partners in the project were said to be the British-Dutch-West German consortium of Urenco and Japan and France.

The previous S.A. Labour government originally favoured an enrichment plant within the state, but subsequently switched to comply with federal labour policy calling for a moratorium on uranium mining and export until adequate safeguards were met. The new S.A. government has already indicated that it is in favour of uranium mining.

Mr. Goldsworthy said that advisers of the previous state government prepared a report last year outlining the economic

share seems still to be a reasonable expectation.

At 540p to show a yield of 5 1/2 per cent on last year's dividend Selection Trust shares are still worth picking up "on a dull day" for their long-term growth prospects in new mining operations that have yet to reach their production potential; the next to come fully on stream, with possibly an earlier first dividend payment than may be generally expected, could be the Unisal gold mine in South Africa (Selection Trust is a partner with Union Corporation here) which is expected to reach full production in November.

## Tronoh boosts its pay-out

THE MALAYSIAN tin-producing Tronoh Mines is boosting its dividend distributions for 1979. A further interim is now declared of 80 sen (17.3p) following one of a similar amount which was announced in May this year. For 1978 there was only a single payment of 25 sen.

Thanks to the higher price of tin, which outweighed the effects on earnings of lower production, Tronoh's first half profits have risen to M\$4.7m (£1.47m) compared with M\$4.8m in the same period of last year. The latest dividend distribution will amount to M\$4.95m.

Tronoh's tin concentrate production for the first eight months of the current year amounts to 1,497 tonnes, compared with 1,621 tonnes in the same period of 1978. However, the company expects that the level of profit achieved in the first six months of 1979 will be maintained in the second half. The shares were 220p yesterday.

# Leyland Paint recovering but may not match 1978

A STRONG recovery towards the end of the first period was not sufficient to offset earlier losses at Leyland Paint and Wallpaper, and taxable profits for the six months ended June 30 1979 were halved at £582,000 compared with £1.15m previously.

Turnover in the first half went ahead from £15.05m to £17.11m. Mr. P. W. A. Simmonds, chairman, says the encouraging upturn towards the end of the first half has been maintained, and although the directors anticipate a satisfactory second six months, the outcome for the year as a whole is unlikely to match that of the previous year—profits for 1978 were a record £2.55m (£1.73m).

The chairman explains that export sales were affected for six weeks by the transport disruption. Home credit sales also suffered due to the prolonged winter which held back work on maintenance and new building programmes.

Rapidly increasing raw material costs, and the strength of sterling, "have tended to depress margins," he states.

He adds that the retail division traded satisfactorily and has been increased by the acquisition of Beckwith and Webster, which has a chain of 13 shops. Stated earnings per 25p share are 1.49p (3.5p). The interim dividend is £0.47m (£1.47m) compared with £0.48m (£1.47m) in the same period of last year. The latest dividend distribution will amount to £0.495m.

Tronoh's tin concentrate production for the first eight months of the current year amounts to 1,497 tonnes, compared with 1,621 tonnes in the same period of 1978. However, the company expects that the level of profit achieved in the first six months of 1979 will be maintained in the second half. The shares were 220p yesterday.

demonstrated that even the buoyant DIY market is vulnerable to common problems such as the transport strike, severe winter weather and a strong pound. The Blundell-Permgilz group faced these same problems earlier this year, and was able to improve its first half profits, but it is not in the wallpaper field, which accounts for half of Leyland's turnover and where export problems were severe. The board as predicting lower earnings this year and some analysts suggest a drop to around £2m is in order. The board also promises a total dividend of not less than 3p, which would yield a prospective 8.4 per cent. The fully taxed p/e meanwhile, could stand at 8.5.

## First half downturn at A. & C. Black

As a result of unusually difficult trading conditions, taxable profits of A. & C. Black, publishing concern, were down from £138,000 to £77,000 for the first six months of 1979, on marginally higher turnover of £1.21m against £1.17m.

Trading was adversely affected in the UK by the severe reduction in school and library budgets and in export markets by the rise in sterling.

The directors do not see much improvement in the pattern of trading in the publishing sector during the second half, although the fishing book club is expected to make a small profit during the period.

After tax of £31,000 (£66,000), half-yearly net profits were reduced from £72,000 to £45,000. The net interim dividend is lifted from 3p to 2.5p per 25p share—last year's total was 5.39p on £340,000 pre-tax profit.

## Park Place up 57% to £0.68m

PRE-TAX profits of Park Place Investments rose by 57 per cent in the year ended June 30, 1979 from £430,000 to a record £675,000, and although the directors express some caution as to the likelihood of this rate of growth being maintained, they expect further progress in the current year.

And the dividend for the year is more than doubled to 2.8p (1.1167p) per 10p share with a 1.5p final. This compares with the 1.5p final forecast at the time of the one-for-nine rights issue.

Earnings are shown to have jumped by 86 per cent to 10.1p (8.1p) per share.

Profits after six months had risen to £329,000 against £147,000, and the directors were confident that the progress, being made by all divisions of this training, publishing, etc., group would continue.

Turnover for the year improved to £2.91m (£2.04m). Pre-tax figure was struck after interest of £98,000 (£71,000) but was before tax of £167,000 (£149,000).

The available balance came through at £595,000 (£225,000), after an extraordinary debit last time of £28,000—of which dividends will absorb £157,000 (£53,000).

# Croda International Half year progress report

by Sir Frederick Wood, Chairman

The early months in the year were severely affected by the haulage strike but a good second quarter helped to bring about an increase in both sales and trading profits for the six months. Exports from the UK were up in value by 17% over the same period in the previous year.

The proposed interim dividend of 1.5p per share is almost 40% more than the 1978 interim and a similar increase in the final dividend can be expected if the current level of activity continues.

Interim Unaudited Profit Statement for the Six Months ended 1 July 1979

	6 Mths to 1 July 1979	6 Mths to 2 July 1978	Year 1978
External Sales	127,553	115,533	234,130
Trading Profit	9,068	8,301	16,270
Surplus on Disposal of Investments	—	774	774
Net Interest Payable	3,068	9,076	17,044
Profit before Taxation	7,432	8,106	15,117
UK Taxation	1,184	2,557	2,408
Overseas Taxation	1,058	749	1,374
Profit after Taxation	5,390	4,770	11,334
Minority Interests and Preference Dividends	33	40	57
Unrealised Exchange Gains (Losses)	5,357	4,730	11,267
Net Profit after Taxation available to Ordinary Shareholders	5,329	4,740	10,857
Amount absorbed by Ordinary Dividends	1,580	1,151	2,585
Profit Retained	3,749	3,589	8,292
Earnings per Share of 10p Basic	5.10p	4.52p	10.76p
Fully Diluted	4.50p	4.00p	9.57p
Ordinary Dividends — pence per share (net)	—	—	—
Supplementary Interim 1977	—	0.018058p	0.018058p
Interim 1978	—	1.081942p	1.081942p
Final 1978	—	—	1.346346p
Announced 20 September 1979	1.5p	—	—
Interim 1979	—	—	—

Notes: 1. The interim dividend for 1979 will be paid on 6 December 1979 to shareholders registered on 9 November 1979.

2. The results of Jordan Chemicals Limited, recently acquired, are not included.

Croda International Ltd  
Covell Hall Smith  
Goole North Humberside  
DN14 8AA

20 September 1979

# AGB plans move into America

AGB Research, Britain's only quoted market research company, is planning to expand into North America through an acquisition to be announced shortly.

Mr. Bernard Audley, chairman, said details would be announced when negotiations were completed. The acquisition could be expected to contribute between £10m and £20m a year to group profits, he said.

In order to maintain the company's acquisition programme, he foresees the need to raise some additional capital in the not too distant future.

For the year ended April 30, 1979 the company earned profits after tax of £1.1m, an increase of 53 per cent. The new publishing interests contributed £0.63m at the trading level. The dividend total is 4.4p (2.55p).

In his annual statement the chairman warns that the advertising and marketing industry will be affected by difficult economic conditions in the coming year.

But he says AGB is in a better position than most to bear critical downturns and he

expects profits will once again show an increase.

Meeting, 78, Shoe Lane, EC4, October 16 noon.

AUDITRONIC ON LASKY'S DEAL

Auditronic Holdings has published details of the proposed sale of Lasky's, its retail subsidiary, to Hardman Radio, a subsidiary of the Ladbroke Group. Auditronic estimates the total cash value of the sale at £3.2m, and states that a loss of more than £500,000 from the retail business is expected in the six month period to August 31, 1979.

Shareholders are also told that the disposal of Lasky's will "materially alter" the nature of the group. The future dividend policy of Auditronic will be dependent upon the ongoing group's profits, according to the statement.

The company, which had sales in 1978 of £18.7m, has outstanding bank borrowings of £3.15m, of which £3.05m were secured as of last month.

Under the terms of the sale, Auditronics will receive an esti-

mated £0.2m surplus on the net book value of its assets which are subject to the agreement. Allowing for this, and the retail losses, the adjusted net tangible assets are put at £2.2m.

H. NORRINGTON

Henry Norrington and Son is selling the seed business of Parnell Long and Co. to Blandford and Webb (Holdings) for around £200,000. Profits of Parnell have been about ten per cent of group profit. Proceeds will be used to reduce borrowings.

PARKER TIMBER

Shares of Parker Timber were suspended yesterday in the wake of the take-over approach by the group. The future dividend policy of Parker Timber will be dependent upon the ongoing group's profits, according to the statement.

It is thought that a proposal has been agreed with the board and now certain major family shareholders, not on the board are being asked for their approval. A further announcement is promised "at the earliest opportunity."

# Weeks Petroleum offshore deal

Weeks Petroleum has acquired an exploratory interest in the northern Territory portion of the Timor Sea, offshore northern Australia. Subject to government approval, Weeks has a 20 per cent interest in the NT/725 permit area which contains about 4.2m acres.

Other members of the operating group are Cities Service, Agip, Norren and Monarch.

The permit is located 250 km offshore from Australia and is adjacent to the NT/12 permit in which Weeks also has an interest. In the U.S., the company has bought federal leases through competitive bidding in the Santa Barbara Channel area offshore California and in offshore Texas waters.

The three California leases, totalling 16,580 acres, are on seismic prospects in the Santa Barbara producing trend. The Weeks interest is 5.56 per cent.

The two offshore Texas tracts

of 5,750 acres each are next to the Galveston block A-131 field, in which Weeks also has an interest.

The company reports that the final seismic programme before drilling in block 7, offshore Japan and the Republic of Korea, will start in mid-October. The programme had been delayed for several months while negotiations were held with the Japanese fishing unions.

At an extraordinary general meeting of National Carbonising yesterday, shareholders unanimously approved the purchase of an additional 1m Weeks Petroleum shares.

SPILLERS-DALGETY

Roth sides of the Spillers-Dalgety bid battle have been encouraged by soundings of their shareholders before the £70m share offer from Dalgety closes today.

From a sample comprising 600

of its shareholders, Spillers discovered that just under half had made up their minds about the offer and 88 per cent of these had decided to reject Dalgety's terms. Of the uncommitted responses, 31 per cent indicated that they would probably reject it and concluded that the proposed takeover would be bad for Spillers by a three-to-one majority.

The resolution to increase Dalgety's capital, subject to a vote at an extraordinary meeting on Monday, also appeared to be finding support. Despite veiled objections put forward on Tuesday by a Case Committee of the National Association of Pension Funds, the Merchant Navy Officers Pension Fund, the second largest pension fund investor in Dalgety, has given its blessing to the capital raising proposals necessary to go ahead with the bid.

# 35% sales increase for MFI

FOLLOWING distorted sales figures in June and July due to the VAT increase, business in August at MFI Furniture Group resumed its normal pattern and during the first quarter, budget figures for sales were achieved, which showed over a 35 per cent increase above the corresponding period last year.

Mr. Arthur Whitton, the chairman, told the annual meeting.

Despite some forecasts of a dip in spending in consumerables, the chairman, commented that group prospects remained good and he anticipated a significant improvement in profits during the current year.

He said it was the intention of the Board to raise the dividend at least in line with the 35% increase in profitability with a view to making provision for future growth. The up was negotiating to acquire 30 acres of land. During next 12 months, it was added to build a new replace-

ment distribution warehouse of around 600,000 sq ft, which would give cubic storage capacity of about 2 1/2 times that at present.

The group's branch opening programme was progressing according to plan and five branches had been opened since the beginning of its financial year. The chairman anticipated that 75 branches would be open by the year-end, after the closure of two older and smaller units.

At other annual meetings, the chairman reported as follows—Gordon and Gorch Holdings—Sir Anthony Percival said the company was back on course after the disruptions of last winter. Profit before tax for the first five months of the current year had already passed £500,000 compared with £333,000 for the previous 12 months.

He was encouraged that the traditional magazine and book exporting business was once again contributing a quarter of the company's profits, despite

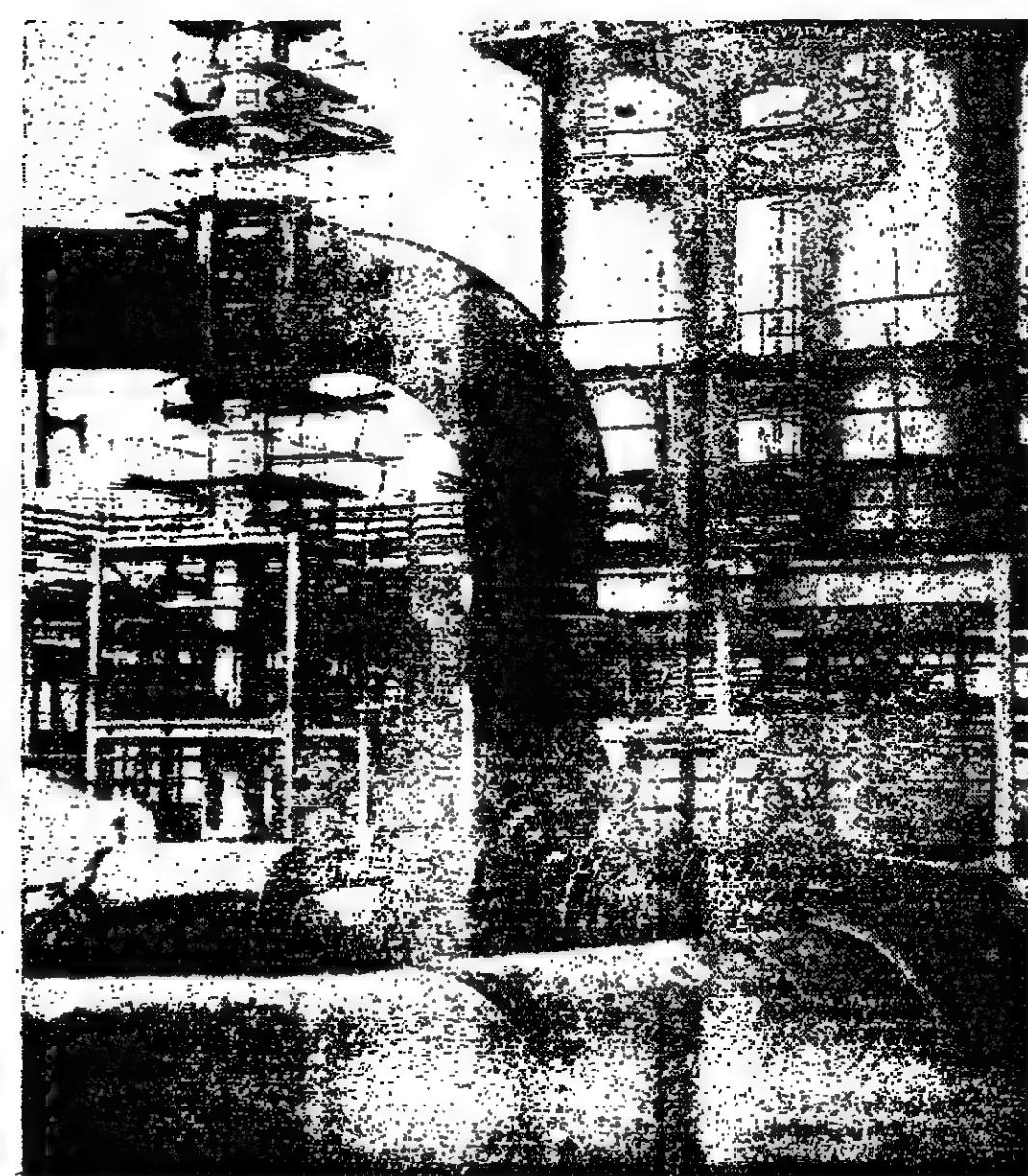
the Canadian subsidiary being held to little more than break-even by the continued weakness of the Canadian dollar.

Magnet and Southern—Mr. S. Oxford said profits for the first five months of the current year had shown an increase in excess of 35 per cent over the same period last year, while sales were 16 per cent higher. The figures had fulfilled the confidence expressed in his annual statement.

Unigate—Mr. John Clement reported that the milk, food and transport group continued to trade strongly and expressed optimism about the future and confidence in its ability to continue to make good progress.

The group was starting to reap the benefits of its capital spending programme, he stated. That, plus the restructuring of the business with the primary objective of putting the decision-making processes closer to the market place, had increased the directors' ability to anticipate rapid market changes.

# Like you, Turner & Newall can't see a future without plastics



Our £17 million investment in new PVC resin plant, on stream this year, will eventually double output.

The market for processed plastics has enormous growth potential.

At T&N, we're making sure we get our share of that growth.

We moved into entirely new consumer fields with the addition of Storeys in Lancaster. We are introducing new moulding and extrusion materials for high technology plastics. And a £17m plant (our largest ever single internal expansion project), which will eventually double our PVC resin output, comes on stream this year.

In three years, we've increased capital employed in plastics and industrial materials from £67m to £125m and plastics now account for over 43% of our UK turnover.

This is only one of the businesses in which T&N is making its mark internationally. We are actively investing and growing in automotive components, specialty chemicals, man-made mineral fibres and construction materials, in addition to mining asbestos.

T&N has been evolving at such a rate that your view of us may have got out of date.

Why not correct that now, by writing for our corporate brochure?

**TURNER & NEWALL LIMITED**

Providing what the future needs

To: Public Relations Dept., Turner & Newall Ltd., 20 St. Mary's Parsonage, Manchester M3 2NL.

Please send me a copy of your corporate brochure and/or Report & Accounts

Name \_\_\_\_\_

Address \_\_\_\_\_

P. 21. 9.







## \$ very weak

The dollar fell sharply to its lowest level against the D-mark since immediately before last November's dollar support package in active foreign exchange trading yesterday. Market sources mentioned disappointment that the Federal Reserve did not tighten interest rates more sharply on Wednesday, and there was also an absence of significant intervention by the German Bundesbank and Swiss National Bank in the face of heavy selling pressure on the dollar. The U.S. currency fell to a low point of DM 1.7860 against the D-mark, and finished at DM 1.7890, compared with DM 1.8050 previously. In terms of the Swiss franc, the dollar fell to a weakest point of Sfr 1.5770, and closed at Sfr 1.5810, compared with Sfr 1.6020 on Wednesday.

On Bank of England figures, the dollar's trade-weighted depreciation fell to \$4.0 from \$5.0, while sterling's index eased to 88.1 from 88.3, after standing at 87.3 at noon and in the morning.

The pound opened at \$2.1460-\$2.1470, and fell sharply to \$2.1325-\$2.1335, reflecting the pessimistic view taken of the British economy in the Bank of England quarterly bulletin. Short covering in a thin market helped sterling recover however, and it was also assisted by rumours of a possible rise in the Minimum Lending Rate. This proved incorrect, and after the pound rose to a best level of \$2.1690-\$2.1700, it declined once more to around \$2.1450, but improved at the close to \$2.1605-\$2.1615, a rise of 11 cents on the day.

FRANKFURT—The dollar fell sharply to DM 1.745 against the D-mark from DM 1.806 at the closing of the previous session. The dollar's lowest point since last November 1, when the U.S. currency was fixed at DM 1.7735 before President Carter's dollar

support package. The Bundesbank bought \$15.5m at yesterday's fixing, and may have intervened in a small way at the DM 1.7720 level during the morning. There was no sign of heavy support by European central banks however, with market talk of a new crisis of confidence for the U.S. currency. The record low fixing level for the dollar was DM 1.7285 on October 30. With the gold price climbing to further all time highs it was suggested that the future strength of the dollar was an early warning of dollar weakness.

MILAN—The dollar touched its lowest level for 11 months against the lira at the fixing. The U.S. currency fell to L.506.05 from L.513.50 on Wednesday, losing ground for the fourth consecutive day. Despite the selling pressure there was no support for the dollar by the Bank of Italy. Members of the European Monetary System were firm, with the D-mark rising to L.454.42 from L.450.07, and the Dutch guilder to L.412.45 from L.409.15. The Swiss franc was also strong, but sterling declined with the dollar to L.173.7 from L.174.340.

OSLO—The dollar fell to Nkr 4.9485 against the Krone from Nkr 5.0080 on Wednesday. This was the first time that the U.S. currency had been under Nkr 5 since early January. On January 2 the U.S. currency stood at Nkr 4.9760 and at Nkr 4.8020 on November 1, before the dollar support package.

TOKYO—The dollar fell to ¥223.35 against the yen from ¥223.67 in hectic trading yesterday. The U.S. currency opened at ¥223 and fell to a low point of ¥221.50, before edging up on buying from trading houses and commercial corporations settling import bills.

## EMS EUROPEAN CURRENCY UNIT RATES

Country	Sept. 20	Sept. 19	% change	Sept. 18	% change
Belgium Franc	36.4622	36.4622	+1.34	36.4622	+1.37
Denmark Kroner	7.46022	7.46022	+1.19	7.46022	+1.19
German D-Mark	2.50000	2.50000	+0.12	2.50000	+0.12
French Franc	5.78321	5.78321	+1.08	5.78321	+1.35
Dutch Guilder	2.73377	2.73377	+1.07	2.73377	+1.50
Italian Lira	1.93628	1.93628	+0.39	1.93628	+0.39
Spanish Ptas	166.639	166.639	-1.21	166.639	-1.21

Changes are for ECU, therefore positive change denotes a weak currency. Adjustment calculated by Financial Times.

## EXCHANGE CROSS RATES

Sept. 20	Pound Sterling	U.S. Dollar	Deutsche Mark	Japanese Yen	French Franc	Swiss Franc	Dutch Guilder	Italian Lira	Canada Dollar	Belgian Franc
Pound Sterling	1.0000	2.161	3.825	476.0	8.006	3.418	4.806	1741	2.523	61.30
U.S. Dollar	0.463	1.000	1.770	220.5	4.188	1.591	2.203	805.5	1.158	25.7
Deutsche Mark	0.261	0.568	1.000	124.4	2.265	0.993	1.098	463.3	0.680	16.06
Japanese Yen	3.101	4.540	8.066	100.0	13.08	7.185	8.906	333.6	1.58	39.36
French Franc	1.110	2.399	4.348	628.4	10.0	3.704	4.988	1935	8.801	66.05
Swiss Franc	0.628	0.614	0.910	118.2	2.148	0.813	1.1	414.0	0.630	14.58
Dutch Guilder	0.258	0.574	1.297	273.4	3.174	2.215	3.174	124.5	1.449	35.21
Italian Lira	0.594	0.867	1.518	168.7	8.670	1.265	1.697	690.1	1.116	24.50
Canada Dollar	1.531	0.598	0.590	776.5	14.59	5.575	6.950	284.0	4.116	100.

## EURO-CURRENCY INTEREST RATES

The following nominal rates were quoted for London dollar certificates of deposit: one month 12.20-12.30 per cent; three months 12.60-12.70 per cent; six months 12.75-12.85 per cent; one year 12.05-12.15 per cent.

Sept. 20	Sterling	U.S. Dollar	Canadian Dollar	Dutch Guilder	Swiss Franc	West German Mark	French Franc	Italian Lira	Asian \$	Japanese Yen
Short term	13 1/2-14 1/2	11 1/2-12 1/2	10 1/2-11 1/2	9 1/2-10 1/2	4 1/2-5 1/2	5 1/2-6 1/2	13 1/2-14 1/2	9-11	11-12	5 1/2-6 1/2
7 days notice	13 1/2-14 1/2	11 1/2-12 1/2	10 1/2-11 1/2	9 1/2-10 1/2	4 1/2-5 1/2	5 1/2-6 1/2	13 1/2-14 1/2	9-11	11-12	5 1/2-6 1/2
One month	13 1/2-14 1/2	11 1/2-12 1/2	10 1/2-11 1/2	9 1/2-10 1/2	4 1/2-5 1/2	5 1/2-6 1/2	13 1/2-14 1/2	9-11	11-12	5 1/2-6 1/2
Three months	14 1/2-15 1/2	12 1/2-13 1/2	11 1/2-12 1/2	10 1/2-11 1/2	5 1/2-6 1/2	6 1/2-7 1/2	14 1/2-15 1/2	10-12	12-14	6 1/2-7 1/2
Six months	14 1/2-15 1/2	12 1/2-13 1/2	11 1/2-12 1/2	10 1/2-11 1/2	5 1/2-6 1/2	6 1/2-7 1/2	14 1/2-15 1/2	10-12	12-14	6 1/2-7 1/2
One year	14 1/2-15 1/2	12 1/2-13 1/2	11 1/2-12 1/2	10 1/2-11 1/2	5 1/2-6 1/2	6 1/2-7 1/2	14 1/2-15 1/2	10-12	12-14	6 1/2-7 1/2

Long-term Eurodollar two years 11 1/2-12 1/2 per cent; three years 11 1/2-12 1/2 per cent; four years 11 1/2-12 1/2 per cent; five years 10 1/2-11 1/2 per cent; nominal closing rates. Short-term rates are call for sterling, U.S. dollars and Canadian dollars; Singapore.

## INTERNATIONAL MONEY MARKET

## French rates steady

Interest rates showed some signs of stability yesterday in Paris, and at the regular official tender, the Bank of France brought first category paper at 11 1/2 per cent. This compared with a previous rate of 10 1/2 per cent, but is very much in line with the present money market intervention rates.

Call money remained at 11 1/2 per cent and while one-month funds rose to 11 1/2-12 1/2 per cent from 11 1/2-12 1/2 per cent, rates for longer term were unchanged at 11 1/2-12 1/2 per cent for three-month, and 11 1/2-12 1/2 per cent for six and 12-month money.

FRANKFURT—Call money fell sharply yesterday to 5.50-5.75 per cent from 5.50-6.00 per cent as did one-month money to 7.55-7.65 per cent from 7.75-7.85 per cent. The three-month rate was quoted at 7.85-7.95 per cent, compared with 7.90-8.00 per cent, while the six-month rate was lower at 7.95-8.05 per cent against 8.00-8.15 per cent. However, 12-month money rose from 7.95-8.00 per cent to 8.05-8.15 per cent.

There were no policy changes after yesterday's meeting of the central bank council, much in line with market expectations in view of the present strength of the D-mark against the dollar.

NEW YORK—Treasury bill prices eased in early trading after Wednesday's sharp rise. The yield on 15-week bills rose to 10.27 per cent from 10.15 per cent and 28-week bills to 10.25 per cent from 10.17 per cent. The recent weaker trend in the dollar was seen as putting increased pressure on the Federal authorities to tighten credit still

further. Federal funds were quoted at 11 1/2-12 1/2 per cent, showing little change from Wednesday.

BRUSSELS—Deposit rates for the Belgian franc (commercial) were quoted at 12 1/2-13 per cent from 12 1/2-13 per cent for one-month and 12 1/2-13 per cent for three-month. The six-month rate rose to 12 1/2-13 per cent from 11 1/2-12 1/2 per cent with one-year deposits at 11 1/2-12 1/2 per cent against 11 1/2 per cent previously. Interest rates have tended to edge higher since last Friday's announcement of a 2 per cent rise in the Danish bank rate. Since then the Belgian franc has once again found itself the weakest member of the EMS and the Belgian authorities may well consider further measures to help restore differentials.

ROME—The Italian authorities are to offer 2.5 trillion lire of five-year bills as from October 1, replacing maturities of trillion. The expected yield of 13.70 per cent is slightly higher than previously, and is seen as part of the Treasury's plan to increase yields slightly on medium and long-term paper and to leave short-term maturities mainly unchanged.

AMSTERDAM—Interest rates were generally firmer yesterday with call money at 9 1/2-9 3/4 per cent compared with 9 1/2-9 3/4 per cent. The three-month rate rose to 9 1/2-9 3/4 per cent from 9 1/2-9 3/4 per cent. The three-month rate stood at 10 1/2 per cent against 9 1/2-10 1/2 per cent with six-month money unchanged at 9 1/2-10 1/2 per cent.

## GOLD

## Record level

Gold rose \$13 1/2 to close at \$384.387, the highest closing level on record. It opened at \$375.378 and was fixed at \$375.35 in the morning. Trading was again ac-

tive, with the metal rising to \$380.00 at the afternoon fixing, and touching an all time high of \$384.387.

In Paris the 12 1/2 kilo gold bar was fixed at Ffr 50,000 per kilo (\$373.34 per ounce) in the afternoon, compared with Ffr 50,000 (\$372.94) in the morning, and Ffr 51,300 (\$377.79) Wednesday afternoon.

In Frankfurt the 12 1/2 kilo bar was fixed at DM 21,475 (\$373.94), compared with DM 21,305 (\$376.99) previously.

September 20 September 19

Close	Sept. 20	Sept. 19
Opening	\$384.387	\$375.378
Opening	\$384.387	\$375.378
Morning fixing	\$375.35	\$375.35
Afternoon fixing	\$380.00	\$375.35

## UK MONEY MARKET

## Small help

Day-to-day credit appeared to be in short supply in the London money market yesterday and the authorities gave assistance by buying a small amount of Treasury bills and a small number of corporation bills all direct from the discount houses. Total help was termed as small.

Discount houses were paying around 13 1/2 per cent for secured call loans at the start with closing balances taken between 12 1/2 per cent and 13 per cent.

The market was faced with a small excess of revenue transfers over Government disbursements and a small net take up of Treasury bills to finance. On the other hand, banks brought forward balances some way above target.

In the interbank market overnight loans opened at 13-13 1/2 per cent and rose to 13-13 1/2 per cent before coming back to 13-13 1/2 per cent later in the afternoon. Closing balances were taken in the region of 13 1/2-13 3/4 per cent.

## LONDON MONEY RATES

Sept. 20	Sterling	Local Authority	Local Authority	Finance	Discount	Company	Market	Treasury	Eligible	Prime
Overnight	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2
7 days or	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2	15-15 1/2
One month	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2
Three months	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2
Six months	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2
One year	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2
Two years	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2	14-14 1/2

Local authority and finance houses seven days' notice offers seven days' fixed. "Long-term local authority mortgage rates nominally three years 13-13 1/2 per cent; four years 12-12 1/2 per cent; five years 12-12 1/2 per cent. Odbank bill rates in table are buying rates for buying paper. Buying rates for four-month bank bills 12 1/2-13 1/2 per cent; four-month trade bills 14 1/2 per cent. Approximate selling rates for one-month Treasury bills 12 1/2-13 1/2 per cent; one-month 14 1/2 per cent; two-month 14 1/2 per cent; three-month 14 1/2 per cent. Approximate rates for one-month bank bills 14-14 1/2 per cent; two-month 14 1/2 per cent; three-month 14 1/2 per cent; four-month 14 1/2 per cent; five-month 14 1/2 per cent; six-month 14 1/2 per cent; seven-month 14 1/2 per cent; eight-month 14 1/2 per cent; nine-month 14 1/2 per cent; one year 14 1/2 per cent; two years 14 1/2 per cent; three years 14 1/2 per cent; four years 14 1/2 per cent; five years 14 1/2 per cent; six years 14 1/2 per cent; seven years 14 1/2 per cent; eight years 14 1/2 per cent; nine years 14 1/2 per cent; ten years 14 1/2 per cent. Clearing Bank Deposit Rates for small sums at seven days' notice 11-12 per cent. Clearing Bank Rates for lending 14 per cent. Treasury Bills Average tender rates of discount 12.000 per cent.

## MONEY RATES

NEW YORK	Sept. 20
Prime Rate	12-12 1/2
Fed Funds	11-11 1/2
Treasury Bills (15-week)	10-10 1/2
Treasury Bills (28-week)	10-10 1/2

GERMANY	Sept. 20
Discount Rate	5
Overnight Rate	5.50
One month	7.50
Three months	7.50
Six months	8.0
One year	8.0

FRANCE	Sept. 20
Discount Rate	9.5
Overnight Rate	11-11 1/2
One month	11-11 1/2
Three months	11-11 1/2
Six months	11-11 1/2
One year	11-11 1/2

JAPAN	Sept. 20
Discount Rate	8.25
Call (Unconditional)	8.75
Bills Discount (Three-month)	7

## UNITECH

Another year of record sales, profits and earnings

Sales up 36% to £46 million

Profits up 14% to £3,560,000

Earnings per share up 38% to 15.3p

Dividend up 19.8% to 7.25p gross per share - intention to pay 8.7p gross next year, a further increase of 20%

One for four rights issue to raise £4.7 million

Commenting on the rights issue and prospects the Chairman, Peter Curry, says:

"These additional resources will allow the group to pursue aggressively the opportunities that the rapid growth in demand for microprocessors has offered our distribution companies and at the same time progress actively the opportunities for further acquisitions within sectors where electronic technology has applications, particularly in Europe and the United States. The opportunities now available to us should ensure a satisfactory rate of growth in the coming years."



## UNITECH LIMITED

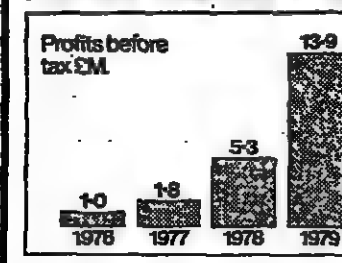
A group of companies marketing and manufacturing a range of electronic components and equipment.

For a copy of the Annual Report giving more information please write to:  
The Secretary, Unitech Limited, Phoenix House, Station Hill, Reading RG1 1NP.

## LOCAL AUTHORITY BONDS

Every Saturday the Financial Times publishes a table giving details of LOCAL AUTHORITY BONDS on offer to the public. For advertisement details please ring B. Kelaart 01-248 8000, Extn. 266

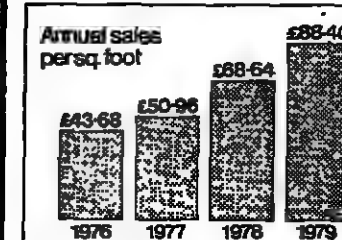
## MFI RECORD 1979 RESULTS



Turnover up 61%  
Pre-tax profit up 162%

Salient points from the Chairman's statement at the AGM:

- First quarter sales over 35% up on last year.
- Board's intention to increase dividend, at least in line with profitability.
- Five new stores opened since May 1979.
- Anticipate significant increase in profitability for current year.



The 1979 report and accounts are available from the Company Secretary, MFI Furniture Group Ltd., North End Road, Wembley, Middlesex HA9 6AY.

These securities having been sold, this announcement appears as a matter of record only.

PRIVATE PLACEMENT

20TH SEPTEMBER, 1979

SDR 13,000,000

Nordiska Investeringsbanken

(Nordic Investment Bank)

9 1/2% Notes Due 1984

NIB

The following have agreed to subscribe for the above-named notes:-

Credit Suisse First Boston Limited

Kuwait International Investment Co. s.a.k.

Yamaichi International (Europe) Limited

## FOR SALE BY TENDER

(Unless previously sold)

39 Hyde Park Gate, London SW7

Freehold Block of Superb  
Mansion Flats (5 with vacant possession)

Closing Date for Receipt of Tenders  
12 Noon - Tuesday, 9th. October 1979



Norman Hirshfield  
Ryde & Browne

42 Woburn Street, London W1P 1LH Telephone: 01-486 4601







## Companies and Markets

## Way clear for change in Cii-Bull ownership

By Terry Dowdworth in Paris

THE WAY seems to have finally cleared for a significant change in the shareholding of Cii-Bull, the French computer company, as soon as a financial agreement can be reached between Saint-Gobain-Pont-a-Mousson and CCE, the two diversified groups which are talking about a deal.

Discussions have been going on for some time between these two companies, two of the largest industrial concerns in France, to find a way whereby CCE could divert half of a 30 per cent stake in Cii's main shareholder, Machines Bull.

A change in ownership has apparently been supported by the Government, another leading shareholder, in Machines Bull, on the grounds that Saint-Gobain would be willing to help the expansion of the computer concern which is now receiving the last of the State grants due under a four-year reconstruction scheme.

This week, both Cii and Honeywell Information Systems, which controls 47 per cent of the French computer group, have let it be known that they would not be averse to a change in the shareholdings.

M. Jean-Pierre Brule, the chairman of Cii, said at a Press conference, that Saint-Gobain would be welcome as a partner in the group. Honeywell, interviewed by the French Les Echos newspaper, said that it would work closely with Saint-Gobain. Various calculations have been put on the value of the CCE stake, most of them in the region of FFr 100m (\$23.3m) or more.

## Export fears by Danish TV maker

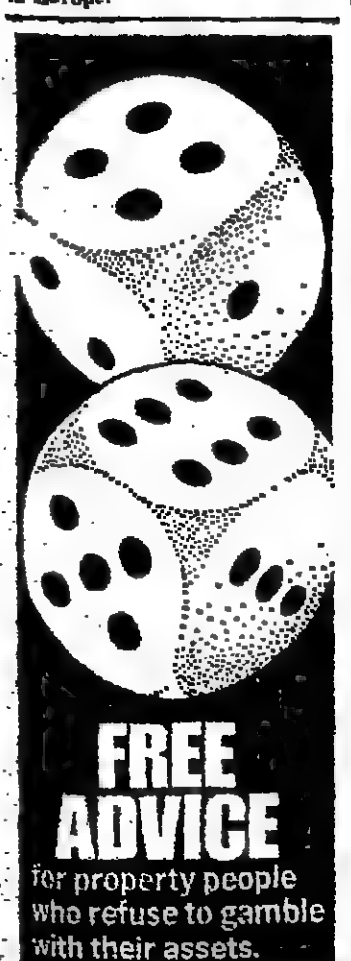
By Hilary Barnes in Copenhagen

BANG AND OLUFSEN, the Danish television and hi-fi equipment manufacturer, warns the Government in its annual report to shareholders that the company will be forced to consider transferring production abroad if Danish economic policy does not improve. The company has about 2,700 employees in Denmark.

"If there is not very soon a change in domestic policy so that the export competitiveness of Danish firms is improved instead of being worsened, it will be necessary for Bang and Olufsen to reconsider its policy of producing as much as possible in Denmark," the report said.

The company complains of the failure to implement incomes policy, continued large wage increases and the rise in public expenditure and the tax burden, which prevents an increase in domestic demand.

B and O, which has won a worldwide reputation for top quality products, both technically and for their design, said its pre-tax earnings of Dkr 32m (\$4.2m) in 1978-79 placed it among the most profitable companies in the business in Europe.



Consult us about your present insurance cover on buildings, plant machinery, fixtures and fittings. No forward-looking business can afford not to...

Beecroft Sons & Nicholson  
21 South Audley Street,  
London W1Y 6HD  
Tel 01-629 9333 Telex: 261988

**BSN**  
Established 1962  
Specialist in the sale and hire of equipment

## BSN-GERVAIS DANONE

## Aiming for multinationalism

BY DAVID WHITE IN PARIS

LARGE FRENCH company with about \$360m to spend, would like to meet food/drink companies with view to participating in a high-class image sought. Willing to travel, U.S., Far East, Government recommended.

This is where BSN-Gervais Danone stands after agreeing last week to sell all its flat glass interests outside France to Pilkington Brothers of the UK. The sale, still to be approved by a number of European governments, will end France's near-monopoly of a major continental market supplying the building and motor industries. After the deal, BSN-Gervais Danone, a half-glass, half-food group, changes roles. It will become a multinational food company in the first instance, with ambitions of rubbing shoulders with Unilever and Nestle. It will continue to make glass packaging as a by-product, with its remaining flat glass interest in France tagging along as a temporary liability.

This last, heavily loss-making company, Boussois, is the BSN. The company's sentimental attachment to it is tempered by the cost of a 10-year modernisation programme, under licence from Pilkington. BSN-Gervais Danone, which already has a Pilkington representative on its board and which will become a shareholder in the UK group as part of its deal, would not have minded including Boussois in the package. But the remainder of the French glass industry, and the French Government, would have.

The betting in Paris is that at some stage Boussois will join the glass giant, Saint-Gobain-Pont-a-Mousson. If it does, it will give a neat twist to French industrial history.

In 1969, M. Antoine Riboud, chairman of the then Saint-Gobain, made an offer for the then BSN. His bottle-making combine, Souchon-Neuvessel, had responded to the plastic-packaging era by diversifying into flat

glass and absorbing Boussois three years before. He was prepared to go all out into flat glass. The bid failed.

His next efforts were again in glass. He took control of Flachglas in West Germany and Glaverbel in Belgium. But in 1970 he turned to filling his bottles, buying the Alsatian brewery Kronenbourg, Korppeene des Brasseries, in the same line, followed, clinching a dominant position in the French beer industry. In 1973, BSN

The French Government is acutely conscious of not having the companies to match the country's agricultural resources which are by far the largest in Europe. This means that France is not getting the best value from her produce, most of which is exported unprocessed

merged with the country's leading dairy group, Gervais Danone. His would-be bride, Saint-Gobain, an old maid in her 27th year, had meanwhile merged with the Lorraine-based tubes and engineering group, Pont-a-Mousson.

The real influence behind the deal with Pilkington is that of the government. It is as good an example as any of how the French administration can work hand-in-glove with large private industry.

Agro-business is a fashionable topic in France these days. The government is acutely conscious of not having the companies to match the country's farm resources, which are by far the largest in Europe, and of not getting the best value from its produce, which is mostly exported unprocessed.

Since late last year it has reached "development agreements" with a dozen small and medium-sized companies making wine, brandy, tinned foods, cheese and biscuits, offering investment assistance according to the results obtained. It is concluding another, exclusively with BSN-Gervais Danone, which

will give the group a special tax deal for building up its exports.

Agro-industry is one of the few industrial sectors in France where the number of jobs increased instead of decreasing last year. But it is mainly made up of small companies. Only in a handful of instances—sugar, beer, pastas, mineral water—is the market concentrated as it is in other countries. The industry is 20 per cent foreign-controlled, and investment in it

of government price controls. Up to now, the group has relied essentially on its two main axes of beer and dairy products. Last year it accounted for 70 per cent of French beer exports. The country has a big deficit in the sector, importing four times as much as it sells. In order to break through into foreign markets, Kronenbourg has gone into co-operation with a share in Belgium's Aiken brewery, a one-third stake in the number three Spanish brewer, Mahou, and this month a similar stake in an Italian brewer, Wührer. Kronenbourg beer is also being launched in the U.S.

As for dairy products, the 1980s boom meant that Gervais-Danone was already well-established internationally when it joined BSN six years ago. Its subsidiaries include the leading Brazilian company in its field, Laticios Pocos de Caldas. "France's Coca-Cola" is how M. Riboud now sees Gervais-Danone with sales reaching FFr 4.7bn by 1982, three times those of last year. More than half of this is to come from abroad.

Up to now, in contrast to its glass interests, the group's food and drinks business has been overwhelmingly home-based. Three-quarters of the 40,000 workforce will be left after the Pilkington deal will be in France. But the trend of cutbacks in French plants has already set in. As M. Riboud talks of moving into the Far East and Venezuela, the unions, who have generally regarded him as a progressive-minded man, have cottoned on to where the group is going.

With only three or four names now among the world's top 100 food companies, France is now planning a fully-fledged multinational. For a man who moved into his mother's family's bottle-making business during the German occupation, it must be an unexpected vocation.

## Seven divisions urged for RSV

BY CHARLES BATCHELOR IN AMSTERDAM

A DECENTRALISED structure comprising seven operating divisions under a small, but powerful holding management is recommended for the troubled Dutch shipbuilder, Rijn-Scheide Verolme (RSV), in a report just released.

A reorganisation of the largest shipbuilding concern in the Netherlands was necessary to cut through the "unclear" management structure resulting from the series of mergers which formed RSV, it said.

The report, drawn up by the Hoorlengen de Koning consultants, was one of the conditions imposed on RSV by the Economics Ministry when it came to RSV's in June.

The recommendations differ from RSV's own thinking. It had wanted only two sub-holdings, but it found the consultants' proposals "largely acceptable," RSV said in a first reaction.

Now that RSV has divested itself of its large shipbuilding and large offshore construction activities, the company's position, the consultants said, is attractive. Their recommendations aimed at returning RSV to profitability over the next three years. It made a net loss of FF 59.7m (\$30m) in 1978 on turnover of FF 2.5bn (\$1.25bn). The report says RSV must develop a "flat" organisational structure in place of a hierarchy with many levels, although different forms are proposed for the seven divisions. The management of each division must have close contact with the workforce. The report also recommends that a long restructuring process should be avoided, although RSV said it would take time to fill key positions.

The seven divisions proposed are the VDSM repair group of Rotterdam; Verolme Brazil; Wilton - Frenckhof / Rotterdam; Drogdokmij and Thomassen Holland — both with smaller companies grouped around them; Koninklijke mij de Scheide and a number of other companies in Zealand; a metalworking and machining group; and an electrical group. A number of small operations not included in these divisions will report directly to the managing board.

In RSV's favour were its strong position in some protected markets, a number of development projects now becoming commercially attractive, the company's position in both the manufacture and repair of capital goods, its experience of foreign projects, a large share of the European ship repair market and the recent injection of equity funds by the State, the consultants said.

## Acquisitions by Swedish metals group

By Victor Kayfetz in Stockholm

BOLIDEN, the Swedish non-ferrous mining and metals group, announces "far advanced plans" to enlarge its share of the Scandinavian market for lead by acquiring a 90 per cent stake in Paul Bergsö and Son, of Landskrona, Sweden; a 60 per cent share in the Finnish company, Oy Bero; and a 10 per cent stake in these two companies—Danish parent company, Paul Bergsö and Son—for an undisclosed price.

Boliden currently extracts lead ore from its mines in northern Sweden and produces about 60,000 tonnes annually at its nearby Rönnskär mill and through its half-owned West German company, Proussac-Boliden-Blei.

The Swedish subsidiary of Bergsö produces about 30,000 tonnes of lead a year, mainly from old car batteries. Turnover is about SKr 225m (\$34m) annually. The Finnish company produces 10,000 tonnes of lead a year and has a turnover of about \$5m.

## Sharp increase in sales from Agache-Willot

BY OUR PARIS STAFF

TURNOVER OF the Agache-Willot group, the French textile company which came to the rescue of the ailing Boussois empire last year, rose to FFr 8bn (\$1.9bn) in the year ended March 31, compared with FFr 5bn in the previous 12 months.

The group links this big jump to three factors—the takeover of both the Anspach chain of shops and of La Outotse, and the entry into the accounts of the Boussois empire, activities which came under its control in October of last year.

The main change in the group last year came with the creation of Boussois-Saint Freres as the vehicle for controlling its manufacturing activities. This was formed from the merger of CGT, the Agache-Willot industrial holding subsidiary, and Saint Freres, a group business which had been used as a vehicle for the Boussois takeover.

Although this financial reorganisation has already brought

in train some industrial reconstruction, the group warns that there will be further rationalisation of its 20 or so textile factories. It adds that it is also continuing its expansion overseas, which took a big step forward in April with the acquisition of the Korvettes chain of shops in America, which have a \$600m annual turnover.

Following its financial and industrial restructuring, Agache-Willot's affairs are now organised to present a clear split between the manufacturing and distribution interests. It says that the complex rehousing of the accounts, which led to some criticism of the company in financial circles last year, will put it in a better position to produce consolidated accounts.

No profit figures were available for the group last year, but the parent company made a net profit of FFr 41.2m against a loss of FFr 54.8m in 1977. Net dividends have been fixed at FFr 15 a share after obligatory tax payments.

## Billerud in \$40m French deal

By William Duffice in Stockholm

THE PRICE paid by Billerud Uddeholm, the Swedish pulp, paper and board group, for a majority holding in Lafarge Emballage, the packaging subsidiary of France's Lafarge Ciments, is FFr 170m (\$40m). The Swedish concern is buying four-fifths of both the 64 per cent Lafarge holding and the 84 per cent Union Camp Corporation stake in the packaging company.

Billerud Uddeholm will also offer to buy the remaining 2 per cent of the shares held by private investors.

The purchase is being effected through the Swedish company's French subsidiary, Cartonneries Menigault, which will have its share capital increased and be lent funds to enable it to complete the deal.

Billerud Uddeholm will finance the takeover by borrowing abroad, most probably through a multi-currency loan, according to Mr. Carl-Axel Ronnbo, the deputy managing director.

## Setback for Bank Buruh

By Wong Suieng in Kuala Lumpur

BANK BURUH, the four-year-old bank managed by the Malaysian trade union congress, suffered a loss of 4m ringgit (US\$ 1.85m) in 1978. It made a profit of 700,000 ringgit in 1977.

Accumulated losses up to the end of 1978 came up to 6.22m ringgit, compared with the bank's paid-up capital of 10m ringgit.

At its annual meeting next week shareholders will be asked to increase its paid-up capital to 20m ringgit.

The bank's directors, who are mainly leading trade unionists, made no reference to the reasons for the losses in the annual report. Neither did they give a rundown to the bank's operations during the year. However, notes in the profit and loss account referred to "provisions for bad and doubtful advances" amounting to 4.35m ringgit.

## Gulf Medical share offer draws \$8bn

By Mary Frings in Bahrain

THE OFFER of shares worth \$4m in Gulf Medical Projects Company has attracted \$8bn of applications. The offer, which was for 20 per cent of the 75m UAE dirhams capital of the company at the price of DH 2.50 each (\$6 US cents), was open for six days, and was oversubscribed 2,000 times.

Borrowers of money to cover their applications, have paid in interest up to four times the face value of the shares. Applicants for the maximum 10,000 shares were allotted four shares each.

Gulf Medical Projects is a joint venture between the Government of Sharjah, a group of Gulf private investors, banks and investment companies, predominantly from Sharjah and Kuwait, and the London-based Hospital Affiliates International headed by Dr. Michael Sinclair. The company is building a 120-bed private hospital in Sharjah, the Al-Zahra Hospital.

The subscriptions notice in Arabic newspapers said that the company aimed to manufacture and trade in drugs and pharmaceutical products and to earn commissions from commercial agencies in hospital and medical supply.

The founders of the company hold 80 per cent of stock. The remaining 20 per cent was divided into 6m shares.

Banking sources in Bahrain were predicting before the offer closed that it would be at least 200 times oversubscribed, following a scramble for shares in two Bahraini offshore companies within the past two months.

There has been a strong element of speculation in the recent share stampede and shares have been traded on the Kuwait stock market with days of allocation at several times their face value.

## Strong advance at Bank Leumi

BY L. DANIEL IN TEL AVIV

ALL THREE of Israel's largest banks have published semi-annual balance-sheets over the past week. Bank Leumi le-Israel remains in the lead with a consolidated balance-sheet as of June 30, 1979, of 123,450 (\$12.02bn). Net consolidated profit reached 1,682m (\$1.63m) compared with 1,234m for the first six months of 1978.

The balance-sheet total represents an increase of 83 per cent relative to June, 1978, and of 86 per cent relative to December, 1978. The bank has thus been more than able to keep pace, in real terms, with Israel's inflation.

The profit growth is 79 per cent; moreover, the net profit in January/June this year is equivalent to 86 per cent of total 1978 profit, which amounted to 1,716m.

The bank further reports a satisfactory increase in deposits by the public, particularly in approved savings schemes (which are 100 per cent linked to the consumer price index), as well as in its foreign currency accounts of both local and foreign residents.

The negotiable Certificates of Deposit, a financial instrument designed to serve the short-term needs of clients, also continued to develop during the first half of 1979.

In view of these results the bank has declared an interim cash dividend for this year of 7½ per cent, less income tax, on all ordinary and special voting shares, including capitalisation shares distributed at the ratio of 15 per cent in May, 1979, and on ordinary shares derived from the conversion of capital notes and options before May 31, 1979, except for the convertible notes of Leumi International Investments NV.

At the same time, the group's overseas activities expanded significantly with the acquisition of 11 branches in the U.S. (subject to approval by the Federal authorities) from Bankers Trust, Bank Leumi Trust Company of New York, the bank's largest overseas subsidiary, will increase its equity capital by \$10m this year, and Bank Leumi (UK) is also increasing its capital.

New representative offices are to be opened in Mexico and Panama and a new subsidiary (Casa Bancaria) is to be inaugurated in Uruguay. These three projects now await approval by the authorities.

Bank Hapoalim — Israel's second largest — reports that it made a net profit of 1,500m (\$1.5bn) in the first half of time that a semi-annual balance-sheet stood at 123,250 (\$10.17bn) on June 30, 1978.

Releasing these figures, Bank Hapoalim points out that it is unable to give comparisons of growth since this is the first time that a semi-annual balance-sheet and profit-and-loss statement have been published.

Israel Discount Bank — the third largest — on the other hand, disclosed that its consolidated balance-sheet total as of June 30 this year was 121,725,500 (\$6.01bn) compared with 123,450 a year earlier (a rise of 82.5 per cent). Consolidated net profits (after tax and deduction of payments to minority stockholders) for the first six months of 1979 came to 1,324.3m (\$11.3m) as compared with 1,194.1m in the first half of 1978 (up 67.1 per cent).

The consolidated balance-sheet covers the activities of the Israel Discount Bank itself (as well as of Barclays-Discount, the Israel Mercantile Bank, the Development and Mortgage Bank, the Industrial Finance Bank, Manplim, the issuing company of the bank, as well as Discount Trust Company, of New York and Discount Bank (Latin America) of Montevideo.

This announcement appears as a unique record only

August, 1979

## AMERICAN PETROFINA EXPLORATION COMPANY

MAUREEN FIELD DEVELOPMENT FINANCING

U.S. \$180,000,000

Production Payment/Convertible Loan Facility



Managed by

Republic National Bank of Dallas Société Générale de Banque S.A.

Funds Provided by

Republic National Bank of Dallas  
Bank of America N.T. & S.A.  
Continental Illinois National Bank and Trust Company of Chicago  
The First National Bank of Chicago  
Lloyds Bank International Limited  
Houston National Bank

Société Générale de Banque S.A.  
Bank of Scotland  
Crédit Lyonnais  
European Banking Company Limited  
First National Bank in Dallas  
Bank of Montreal  
International Energy Bank Limited

Agent

Republic National Bank of Dallas



Amsterdam-Rotterdam Bank N.V.  
announces the opening of

Amro (Finance and Securities) Ltd.

Hong Kong

Managing Director: A.A. Best  
Manager: C.J.F. van Schelle

Address: Rooms 1517-1521,  
Swire House, Chater Road,  
Hong Kong.  
Tel: 5-227011 Telex: 8-3241

September 1979.



## CONTINENTAL ILLINOIS PROPERTIES

(Assets in March 1979 totalled \$260,573,000)

BOUVERIE PROPERTIES  
INCORPORATED

A Company holding U.S.A. property investments for the  
National Coal Board superannuation and pension schemes  
has now acquired about 97% of shares  
of beneficial interest in C.I.P.

The Trust was introduced by

**Healey & Baker**

International real estate investment counsellors

25, Broadway, New York, NY 10004  
Tel: (212) 269 1364 Telex: 126750 Heaba U.S.A.

Also at Amsterdam • Brussels • Glasgow • Jersey • London • Paris

# North Circular Road London NW10

## Modern Warehouse/Office Building

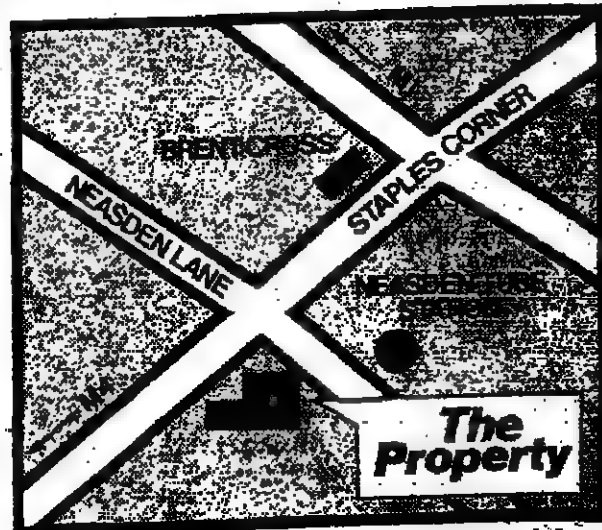
**FOR SALE**

Warehouse 30,200sqft

Offices 34,300sqft

TOTAL 64,500sqft

Jones Lang

**Wootton**Chartered Surveyors  
33 King Street, London, EC2V 8EE  
Tel: 01-606 4060

The Property

### ALGARVE PORTUGAL DEVELOPMENT LAND FOR SALE

APPROX. 40 ACRES

Close to Luz Bay, Lagos, Penins.  
One hour Faro Airport. Permission  
for over 200 villas. Available in  
lots of from 8-200. Access roads  
built.

Write Box T.8130, Financial Times,  
10 Cannon Street, EC4P 4DY, or  
phone 02326-225.

## IPSWICH EUROPEAN OFFICE CENTRE

- \* Excellent road (A12) and rail communications with London. Train, 75 minutes.
- \* Seaports of Felixstowe, Harwich and Ipswich providing links with Northern Europe.
- \* Roll-on/Roll-off container terminal.
- \* Thriving town centre providing pleasant working environment.
- \* Direct access to the United Kingdom motorway network.
- \* The amenities of a decentralised location with the facilities of a city office.

89,250 sq. ft. OFFICES  
IMMEDIATELY AVAILABLE.  
TO LET IN SUITES  
FROM 9,000 sq. ft.

- \* Full air conditioning.
- \* Excellent toilet facilities.
- \* Automatic passenger lifts.
- \* Full carpeting.
- \* Suspended ceilings with concealed lighting.
- \* Car parking on site.
- \* Prestige reception.
- \* Floor trucking.

Joint Letting Agents

**Healey & Baker**  
27 St. George Street, Weymouth Square,  
London W1A 3AB 01-429 9292

**OXBORROWS**  
3, Princes Street, Ipswich, IP1 1PG  
(0473) 219531

Graylaw Group

## Factories and warehouses

3,000 to 40,000 sq. ft.,  
from £1.25 sq. ft.

### Sites up to 50 acres

Skilled labour available

Housing for new and existing staff

**Ring Bob Tilmouth**  
**0952 613131**

# Telford

Telford Development Corporation, Priories Hall, Telford, Salop TF2 9NT

TDC 371 (10)

## Fitch Lovell Pension Scheme

- \* Shop, Office and Industrial Property Investments Required.
- \* Lots of £200,000 - £500,000.
- \* Modern Yields.
- \* Agents retained.

Details please to sole agents,

**Collier & Madge**

(Ref. RHP or NDJW),  
Chartered Surveyors & Property Consultants,  
5 St. Bride Street, London EC4A 4DE.  
01-353 9161



Collier &amp; Madge

## V. Stanley Walker & Son

Chartered Surveyors &amp; Estate Agents

## AUCTION SALE IN LEEDS

On the 24th. October '79  
(Unless sold previously)

**APPROXIMATELY  
30 ACRES FREEHOLD  
INDUSTRIAL SITE**  
AT SKELTON GRANGE ROAD,  
STOURTON, LEEDS 10

- To be offered as one lot or multiple lots
- \* Opposite existing Stourton Trading Estate.
- \* Ideal for access to M1 Motorway and Motorway Network generally.
- \* Freightliner Terminal and Inland Container Base facilities nearby.
- \* Zoned industrial on current development plan.

For full details apply to the Sole Agents at:-  
**The Mart, Albion Place, Leeds LS16 1JN****Tel: 0532-36551**

**LUTON**  
MODERN AND ATTRACTIVE  
RETAIL/RESIDENTIAL  
INVESTMENT AVAILABLE  
Retail section approx. 5,000 sq. ft.  
with additional purpose-built stor-  
age for prime convenient pro-  
ducing £15,250 p.a.  
18 flats above of which 5 are vacant  
Price £250,000  
Tel: 581 0491

### Farmland Investment For Sale

47 acres of agricultural land on the  
outskirts of Birmingham.  
subject to a yearly tenancy which can-  
not be determined by the landlord.  
Rent receivable is £705 per annum  
with a rent review due in December.  
1979.  
Particulars only apply to Box T.5128,  
Financial Times, 10 Cannon Street,  
EC4P 4DY.

**FREEHOLD INVESTMENT**  
MULTIPLE SHOP  
GREENFORD BROADWAY  
Let to COOMBE BAKERY LTD.  
Rent £5,000 p.a. Plus Adj.  
Premises Let @ £1,600 p.a.  
For Sale as a Whole

**FARR BEDFORD**  
41, THE BROADWAY, W.5  
01-278 3222

**FREEHOLD INVESTMENT**  
LONDON, W.14  
Commercial investment let to two  
tenants at present producing gross  
income of £23,800 per annum.

Price £240,000  
subject to contract  
Farrbrother Ellis & Co.,  
29 Fleet Street, EC4Y 1AL  
01-353 5344

**CITY BORDERS**  
Near Aldgate  
**OFFICES TO LET**  
**REFURBISHED**  
3,000 sq. ft. on one floor  
Rent £13,500 p.a.  
**TARN & TARN**  
01-383 2811

3,600 sqft  
Close to the  
Bank of England  
To Let

A prestige  
air conditioned  
office suite in  
an impressive  
new building

Sole letting agents

**Vigers**  
Chartered Surveyors

4 FREDERICK'S PLACE  
LONDON EC2R 8DA.  
01-606 7601

## ADELAIDE HOUSE, E.C.4. PRESTIGE AIR CONDITIONED OFFICES

DIRECT ACCESS ON TO LONDON BRIDGE

**5,200 SQ. FT.**

- \* CARPETED THROUGHOUT
- \* ACOUSTIC TILED CEILINGS
- \* INSET LIGHT FITTINGS

Joint Letting Agents:

**ST. MARTIN'S PROPERTY**  
CORPORATION LIMITED,  
ADELAIDE HOUSE,  
LONDON, EC4R 9DT.  
Tel: 01-626 3411.

**St Quintin**  
CHARTERED SURVEYORS  
Vintry House, Queen Street Place,  
London EC4R 1ES  
Telephone 01-236 4040



Road 10  
ce Building  
Prop

**ILFORD**  
**A major new Office Development**  
**The Ilford Centre**

- 7 miles from the City of London
- Liverpool St. Station approx. 15 mins.
- Excellent road communications
- Site area 4.5 acres
- Two existing buildings totalling 40,000 sq. ft. net available earlier or separately
- Proposed new development of approx. 170,000 sq. ft. net (subject to consents)

Ref: EFH

**No. 1 High Street, Walthamstow**  
**To Let**  
**Proposed Office Development**  
**15,000 sq. ft. Offices**  
(5,000 sq. ft. retail also available)  
Ref: KFB/IRCL

**DRIVERS JONAS**  
18 Pall Mall, London SW1Y 5NF 01-930 9731

**Harrow**  
**St. Ann's Road**  
**Modern Air Conditioned Office Building.**  
**Very attractive self contained accommodation in town centre.**  
**6,080 sq. ft. To Let**

- Fully Fitted Telephone System
- Private Parking, Carpets
- Security Storage, Lighting
- Double Glazing.

**Jones Lang Wootton**  
Chartered Surveyors  
100 Mount Street London W1V 5AS 01-493 6040

**INTERNATIONAL PROPERTY**  
**INVITATION - YOU DON'T HAVE TO BE A MILLIONAIRE TO LIVE LIKE ONE IN MARBELLA COSTA DEL SOL**

**THE PARAMOUNT PROPERTY GROUP** invite you to a presentation of property available for investment on Spain's most desirable coast

**VENUE:** Carr Royal, Regent Street, W1.  
**DATES:** 27th, 28th, 29th and 30th September 1979.  
**OPEN:** Thursday, Friday 11.30 am - 8.00 pm.  
Saturday, Sunday 11.30 am - 6.00 pm.  
Spanish lawyer available for enquiries.  
**PARAMOUNT EUROPEAN PROPERTIES**  
241 Kings Road, London SW3.  
Tel: 01-351 3135. Telex: 916439.

**EXHIBITION**

**New Jersey, USA**  
**Property - 420,000 sq.m. (104 acres)**  
**SUITABLE FOR RESIDENTIAL ESTATE COMPRISING 105 HOUSES**

With all building and development permits as well as essential services (no longer available for new housing projects in the area). Outstanding position in fast expanding residential area near New York. \$2.5 to \$3.0 million. Development promises excellent return. Very sound capital investment. For detailed information apply to: Walter Schmitz, Katterbachstrasse 102, 5060 Bergisch Gladbach 3 Tel. 02222/83985, Telex 887 941 ofind.

**COUNTRY LIVING IN VA.**  
**PLANTATION** - 850-acre crop land, 4 modern colonial style homes, 200 tillable acres, 200 acres pasture, fully equipped including guest house, tennis courts, horse, lake, etc.  
**OLD WOOD** - Pre-Civil War home in outstanding location, situated on a hill and overlooking over 200 acres along banks of the lovely James River. State road, 4 bedrooms, 5 bathrooms, country kitchen, born, washroom, gazebo, restorable built home, between Lancaster and Lynchburg. \$210,000. Enquiries available on these and many other farms.

**John Mann, Jr. Realtor**  
FARM AND ESTATE EXPERT

International  
410 Park Street, 22801  
Charlottesville, Virginia  
USA. (804) 298-0134.

**PACIFIC HARBOUR FIJI**  
**PARCEL OF LAND FOR SALE COMPRISING FIVE ADJOINING BUILDING LOTS EACH MINIMUM 12,000 SQ. FT.**  
Write Box T.3143, Financial Times, 10, Cannon Street, EC4P 4BY.

**FOR SALE 13 acres**  
Accommodation land, extensive gravel deposits. Within 3 miles London Airport.  
Write Box F.1724, Financial Times, 10, Cannon Street, EC4P 4BY.

**Would you like a 22,000 square foothold in the City?**

**Candlewick House**  
Impressive frontage at the corner of Cannon Street and King William Street  
Luxury office accommodation.

Sole letting agents

**MATTHEWS GOODMAN & POSTLETHWAITE**  
LONDON LIVERPOOL & PARIS  
01-248 3200 72 UPPER THAMES ST LONDON EC4R 3UA

**THE QUADRANGLE REDHILL SURREY**  
**Magnificent New Air Conditioned Office Building**  
**TO LET**  
**45,000 sq. ft. approx.**  
**All Amenities**  
Sole Agents

**DRUCE** EST. 1822  
Druce House, 23 Manchester Square, London W1A 2DD Tel: 01-486 1252

*On the instructions of Bryant & May Ltd*  
**BOW LONDON E3 FOR SALE FREEHOLD FACTORY**  
**Adjoining A102 (M) East Cross route**  
**330,000 sq ft on a site of 6.5 acres**

**MATTHEWS GOODMAN & POSTLETHWAITE**  
LONDON LIVERPOOL & PARIS  
01-248 3200 72 UPPER THAMES ST LONDON EC4R 3UA

**NEW MALDEN**  
New self-contained offices 9,400 sq. ft. available November. Second phase of same size plus showroom of 4,315 sq. ft. available autumn 1980.  
Telephone: 01-759 9830

**COVENTRY Central City Industrial Estate**  
11,000-200,000 Square Feet immediately Available  
**RICHARDSON DEVELOPMENTS LTD.**  
021-544-7111

**FACTORIES AND WAREHOUSES**

**WAREHOUSE/INDUSTRIAL UNITS** at Radmore, near Epsom, Surrey, are now available for immediate occupation and also for long term lease. For further details please contact: Edwards Bignall & Son, 13 Horse Fair, Buryway, Oxon, OX16 0AH. Tel: 0285 50484. and David Wade & Womersley, Telford House, The High, Marlow, Essex, CM20 1UT. Tel: 0279 39191.

**PLYMOUTH**, Modern Factory, 25,463 sq. ft. on site of 3.5 acres approx. Freehold available. Gravelly & Silt 10, King St., London, W1C2 5WZ. 01-856-9854.

**RUDEATON**, Modern Single Storey Factory/Warehouse, 63,500 sq. ft. Excellent road communications. To Let. From: 01-267 6772.

**France Boulogne**  
**MODERN SINGLE STOREY FACTORY**  
129,000 sqft (12,000 sqm)  
with separate  
**OFFICE BLOCK**  
12,900 sqft (1,200 sqm)  
**ON SITE OF 10 acres (4 ha) FOR SALE**

**MATTHEWS GOODMAN & POSTLETHWAITE**  
LONDON LIVERPOOL & PARIS  
01-248 3200 72 UPPER THAMES ST LONDON EC4R 3UA  
010 331 720 23 17 63 AVENUE MARCEAU PARIS 75116

**RUNCORN NEW TOWN CHESHIRE**  
**FACTORIES TO LET**  
3,200 sq. ft. upwards  
Rents from £1.60 p.s.f.  
Ring IAN McLAREN - RUNCORN 73477

**GOSWOLD DISTRICT COUNCIL**  
The Council invite tenders for the leasing of land with planning permission for a small scheme of shops with offices above next to a town centre car park in Cirencester. Plans of the scheme, together with tendering arrangements, can be obtained by writing to the undersigned.  
**D. WARING**, Chief Executive  
Bingham House, 1 Dyer Street, Cirencester, Glos. GL7 2PP.

Anything you want built anywhere in Scotland contact  
**Gilbert Ash**  
Pegasus House,  
West George Street, Glasgow  
041-248 2511

**THE ESTATE AGENTS DIRECTORY WILL NEXT APPEAR ON FRIDAY 28th SEPTEMBER**

**01-930 9731**  
**For Sale Industrial Freehold Portsmouth**  
**Approx. 22,720 sq. ft.**  
**Modern offices & premises**  
**Two yards + car parking**  
**Prominent location**  
**DRIVERS JONAS**  
18 Pall Mall, London SW1Y 5NF

**LIVINGSTON**  
**Houston Industrial Estate**  
**FACTORY FOR SALE OR TO LET**  
92,000 sq. ft. with expansion land, could be split into two units or more.

**Hillier Parker**  
May & Rowden  
6 South Charlotte St Edinburgh EH2 4AN Tel: 031-226 3038

Livingston New Town - Close to Edinburgh Airport and the M8, with easy access to Edinburgh and Glasgow.  
Grants are available, as are substantial rent-free periods for qualifying tenants.

**SMITH MELZACK**  
**Gracechurch Street E.C.3**  
**Superb Air Conditioned Office Suite**  
4,000 sq. ft. approx.  
**Ideal Banking or Insurance**  
**01-638 4591**

**PRESTIGE OFFICES (TO LET)**  
**LONDON WALL EC2**  
3290/4390 sq. ft.  
**Chamberlain & Willows**  
Estate Agents - Surveyors - Valuers  
01-606 9611  
Church Lane, Ironmonger Lane, London EC2V 8EU

**WEMBLEY, Middx. OFFICES**  
20,000 sq. ft.  
Modern building - own parking  
£4.00 per sq. ft.  
**TO LET**  
**EDWARD SYMONS & PARTNERS**  
Tel: 01-834 8454  
55/52 Wilton Road, London SW1V 1PM

**PRIME GROWTH INVESTMENT**  
SHORT LEASEHOLD INTEREST  
SECURED ON  
**Prestige Office Building**  
**VICTORIA, S.W.1**  
FIRST-CLASS COVENANT  
£375,000 S.T.C.

**MOSS & PARTNERS**  
**SEVENOAKS**  
4,120 SQ. FT.  
Offices available now  
London - 20 mins.  
**LOW RENT**  
Cheshire Gibson,  
16 Berkeley St., London W1X 5AE  
01-492 0954

**FREEHOLD**  
22,000 SQ. FT.  
Modern Warehouse/Light Industrial Unit  
P. C. MAN CONWAY  
01-499 9646







## Companies and Markets

## EEC butter export plan approved

BRUSSELS — The Common Market Commission has approved a proposal to license butter exports from the Community. It was announced yesterday.

The scheme, proposed by Agriculture Commissioner Fynn Oulivandach, will be submitted to the EEC's management committee for dairy products before being finally adopted.

The decision to introduce licences follows a political row over subsidised butter from the Community's surplus stocks being sold to the Soviet Union. But Mr. Oulivandach said earlier that it is cheaper to sell the butter off than to pay to keep it in warehouses.

The Commission said licences will be granted automatically, just as they are for cereal exports, but the system will enable the commission to keep up to date records of butter sales.

Britain's farmers yesterday demanded a further 5 per cent devaluation of the Green Pound, which would raise the price the housewife has to pay for food. The Green Pound is the artificial exchange rate used to translate EEC farm prices into sterling.

They also urged the Government to pay them more for milk.

Mr. Richard Butler, president of the National Farmers Union, said in London that some sectors of British agriculture "have been brought close to financial disaster by the way in which the Green Pound system has been used."

"There have to be adequate prices to meet the cost-inflation we face," he said.

He said the gap between the Green Pound and sterling had widened to about 10 per cent.

## Pakistani cotton surplus put at 2m bales

KARACHI — Pakistan will have an exportable surplus of cotton of 2m bales during the current crop season which started on September 1, the newspaper Dawn reported.

It said the current year's crop will yield about 4m bales, 400,000 more than the Government estimate, and a further 400,000 bales of cotton are estimated to have been carried over from last season.

Reuter

## French challenge UK fishing fines

PARIS — France will lodge a complaint with the European Court of Justice against British sanctions on shrimp fishermen from Brittany operating in British waters, French transport minister M. Joël Le Theule said yesterday, reports Reuter.

The French Government will file a complaint against Britain's unilateral move which is inconsistent with the EEC treaty, he said.

On Tuesday, M. le Theule cancelled a meeting with Mr. Peter Walker, agriculture and fisheries minister after protesting over fines imposed on British fishermen for using nets which Britain considers to have too small a mesh.

Two French trawlers fishing for shrimp off the South Wales coast were boarded by British coastguards last week and their captains subsequently fined £250 each by magistrates.

The minister announced the complaint after conferring with Common Market agricultural commissioner Fynn Oulivandach on EEC fisheries policy.

He also met a delegation of

Breton fishermen who said they would not sail again until they received compensation for losses incurred.

Our commodities staff writes: In London meanwhile Ministry of Agriculture officials said Mr. Walker had written to M. le Theule pointing out that the rules under which the shrimpers were arrested had been in force since 1965 and had not been imposed unilaterally after Britain joined the Common Market.

He said Britain's rules on net mesh size were no more illegal than those the French which Britain considers to have too small a mesh.

Mr. Walker said he regretted that the French were not taking part in bilateral talks on the revision of the EEC common fisheries policy.

The official said Britain had recently been involved in fisheries talks with all EEC members except France and the Irish Republic. Talks with Irish fisheries representatives were planned for today, they added.

In Santo Domingo, the Dominican Republic's agriculture ministry said, one-third of the country's cocoa plantations were affected by hurricane David and tropical storm Frederic which battered the country earlier this month, reports Reuter.

The ministry said of 94,000 hectares of cocoa plantations, 32,000 hectares were affected, and 82,314 animals of cocoa worth \$18.4m were lost.

Lead advance slows down

By Our Commodities Editor

LEAD PRICES advanced again on the London Metal Exchange yesterday on expectations of renewed Soviet buying and forecasts of a steep fall in warehouse stocks.

However, the cash lead price, after reaching a peak of more than £63 in early trading, fell back in the afternoon as the dollar weakened against sterling to close only £7 up at £55.5 a tonne.

The fall in the dollar turned early gains in copper and zinc to small losses by the afternoon close. However, tin prices remained buoyant on fears of a renewed supply squeeze and cash tin closed £130 higher at £7,120 a tonne.

## Cocoa hit by fall in dollar

By Our Commodities Staff

THE CONTINUED weakness of the dollar encouraged a sharp decline in cocoa futures prices on the London market yesterday. The December quotation ended near the day's lows at £1,486 a tonne, £20.5 on the day.

Having opened lower, in line with the overnight tone in New York, prices held fairly steady during the morning when selling pressure was well absorbed by commission house buying and trade covering against earlier "short sales".

But the decline gathered pace as this support dried up during the afternoon.

Accra radio reported meanwhile that Ghanaian commercial banks have agreed to extend credit facilities to the country's cocoa farmers.

The scheme is aimed at providing funds to help farmers operate during the cocoa off-season and to enable them to rehabilitate their farms.

In Santo Domingo, the Dominican Republic's agriculture ministry said, one-third of the country's cocoa plantations were affected by hurricane David and tropical storm Frederic which battered the country earlier this month, reports Reuter.

The ministry said of 94,000 hectares of cocoa plantations, 32,000 hectares were affected, and 82,314 animals of cocoa worth \$18.4m were lost.

Loss fears in London

BY JOHN EDWARDS, COMMODITIES EDITOR

IT IS GENERALLY agreed in London that the U.S. market where the recent surge in silver started still holds the initiative. There are many theories about the boom and one is that Nelson Bunker Hunt, the Texan oil billionaire, who tried to corner the silver market some years ago is behind the latest rise.

Bunker Hunt is always blamed for any out-of-the-ordinary move in the silver market, and there is little evidence except that the Dallas branch of a big commission house is said to have been a big buyer.

Another popular theory in London is that a big Chicago syndicate, seeing that the market was technically vulnerable, made the initial move and succeeded beyond its wildest dreams. This is based mainly on the fact that there has been some extremely professional manoeuvring in the silver market of the type often used to manipulate grain prices.

But whoever is responsible, the main concern in London now

## SILVER MARKET

BY DAVID LASCELLES IN NEW YORK

## Mystery behind the boom

BY DAVID LASCELLES IN NEW YORK

IT WOULD be no exaggeration to describe the U.S. silver market as chaotic during the last few days. Since September 1, the price of silver in New York and Chicago has gone up by more than 50 per cent, on many days silver futures contracts have risen the full allowable limit shortly after the opening of trading. And few people can predict how or when it will all end.

Trading floors abounded with rumours and speculation as to the reasons. Some people blame heavy Arab buying, others the scheming of mysterious speculators. It is even suggested that the strong possibility that Senator Edward Kennedy will now run for the Presidency and fuel inflation with his liberal policies has encouraged the rise.

Amid all the confusion, some pattern is discernible. About a month ago, strong buying developed from a few sources, but yet to be identified. Traders say it could have originated in the Middle East, but could equally well be a small group of determined European or American investors.

This buying quickly pushed the price of silver to levels which the market considered unrealistic, so a large number of traders went short. However, buying demand persisted, and the market achieved an unexpected momentum.

Traders with short positions were eventually forced to get out by buying. But by then the market had moved on to new levels, and the market's liquidity had pulled out in fear. Supply dried up, but demand remained very strong. Hence the highly unusual trading patterns of the last few days, with very strong pressure on the buy side, comparatively low turnover, and a high level of open interest. And, as one Chicago dealer said yesterday "the story is not yet over."

The likelihood of further sharp rises in the silver price is based on two things: First, that most demand in the past few days has been for the form of short covering—there has been little accumulation of silver which could subsequently be sold, depressing the price.

Second, the mysterious buyers are unlikely to sell since to do so would only knock the bottom out of the positions they have so painstakingly built up.

This is not to say that the market expects silver to keep soaring, rather, it has yet to discern what circumstances could bring the recent rise to an end.

The one point on which the silver market has little doubt is that the rise in the metal's price has helped up the price of gold, and not vice versa. The price ratio of silver to gold has started to narrow recently, indicating that silver is more dynamic than gold. The inter-reaction of the gold and silver markets is also discernible in New York where silver trading stops at 2.15 pm and gold at 2.30 pm. In the brief 15-minute spell between the two, gold occasionally sheds some of its gains, deprived of the motor power of silver.

The authorities have viewed recent events on the silver market with some concern. Both the Comex in New York and

the Chicago Board of Trade have sharply raised the margin requirements for futures trading in silver. This did little to slow the surge in the silver price. Rather the opposite: it increased pressure on traders with short positions to cover them, thereby increasing demand. However, ultimately these measures should restore some order to the market by reducing open interest.

The Commodity Futures Trading Commission, the Washington watchdog of the futures markets, has said it is keeping a close eye on the situation, though for the time being it expects the markets to regulate themselves.

Whatever technical factors may have been responsible for silver's rise in the past few weeks, it may also be seen in the context of investors' flight from paper securities and currencies. A steady migration has been visible for some time now, and so long as inflation in the U.S. persists at its 13 per cent plus rate, this is bound to remain a significant factor in the precious metals markets.

Incidentally, Mr. Woo Hon Fai, Exchange chairman, announced that margin requirements to carry over positions from one day to the next—based on the Exchange's complicated forward trading system—was being increased.

The incident is unlikely to shake seriously confidence in the Exchange or throw doubt on the ability of its members, many of whom are extremely rich, to rescue any defaulter. But it could weaken the Exchange's position in its fight to prevent the ailing Hong Kong Commodity Exchange from adding gold to the

list of items which are spasmodically traded there.

The Chinese gold and silver exchange is a right-of-way cooperative organisation which conducts its business in Cantonese, using the traditional Chinese weight, the Tael, and dealing Hong Kong dollars. Notwithstanding its archaic aspects, it trades more gold than any exchange outside Europe.

India denies export plan

NEW DELHI — The Indian Government is not considering the export of silver, a spokesman said. He was commenting on Indian Press reports the Government was reconsidering its silver policy.

Sources at the State Trading Corporation said the Government has so far permitted the export of less than half the 36 tonnes of silver held up when the export ban came into effect in February.

Reuter

## HK plays down 'problem'

BY PHILIP BOWRING

THE CHINESE Gold and Silver Exchange Society, which handles Hong Kong's massive gold trade turnover, closed ranks today in the face of widespread reports that one of its member companies had been unable to meet its obligations as a result of losses on the silver market.

The exchange admitted that there had been a "domestic" problem but this had been settled by members and there was nothing more to be said. The sum involved is believed to have been about HK\$ 12m (about £1.1m).

Coincidentally, Mr. Woo Hon Fai, Exchange chairman, announced that margin requirements to carry over positions from one day to the next—based on the Exchange's complicated forward trading system—was being increased.

The incident is unlikely to shake seriously confidence in the Exchange or throw doubt on the ability of its members, many of whom are extremely rich, to rescue any defaulter. But it could weaken the Exchange's position in its fight to prevent the ailing Hong Kong Commodity Exchange from adding gold to the

list of items which are spasmodically traded there.

The Chinese gold and silver exchange is a right-of-way cooperative organisation which conducts its business in Cantonese, using the traditional Chinese weight, the Tael, and dealing Hong Kong dollars. Notwithstanding its archaic aspects, it trades more gold than any exchange outside Europe.

India denies export plan

NEW DELHI — The Indian Government is not considering the export of silver, a spokesman said. He was commenting on Indian Press reports the Government was reconsidering its silver policy.

Sources at the State Trading Corporation said the Government has so far permitted the export of less than half the 36 tonnes of silver held up when the export ban came into effect in February.

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

Reuter

## BRITISH COMMODITY MARKETS

## BASE METALS

COPPER—Easier on balance on the London Metal Exchange. After trading flatly throughout the day reflecting the silver fluctuations in sterling and the dollar, forward metal moved from around £196 to touch £202, ended by the strong recovery in gold, to close the last bar at £202.5. Turnover 17,000 tonnes.

High Grade: 1970-80: 197.50-200.00; 1980-90: 200.00-202.50; 1990-2000: 202.50-205.00; 2000-2010: 205.00-207.50; 2010-2020: 207.50-210.00; 2020-2030: 210.00-212.50; 2030-2040: 212.50-215.00; 2040-2050: 215.00-217.50; 2050-2060: 217.50-220.00; 2060-2070: 220.00-222.50; 2070-2080: 222.50-225.00; 2080-2090: 225.00-227.50; 2090-2100: 227.50-230.00; 2100-2110: 230.00-232.50; 2110-2120: 232.50-235.00; 2120-2130: 235.00-237.50; 2130-2140: 237.50-240.00; 2140-2150: 240.00-242.50; 2150-2160: 242.50-245.00; 2160-2170: 245.00-247.50; 2170-2180: 247.50-250.00; 2180-2190: 250.00-252.50; 2190-2200: 252.50-255.00; 2200-2210: 255.00-257.50; 2210-2220: 257.50-260.00; 2220-2230: 260.00-262.50; 2230-2240: 262.50-265.00; 2240-2250: 265.00-267.50; 2250-2260: 267.50-270.00; 2260-2270: 270.00-272.50; 2270-2280: 272.50-275.00; 2280-2290: 275.00-277.50; 2290-2300: 277.50-280.00; 2300-2310: 280.00-282.50; 2310-2320: 282.50-285.00; 2320-2330: 285.00-287.50; 2330-2340: 287.50-290.00; 2340-2350: 290.00-292.50; 2350-2360: 292.50-295.00; 2360-2370: 295.00-297.50; 2370-2380: 297.50-300.00; 2380-2390: 300.00-302.50; 2390-2400: 302.50-305.00; 2400-2410: 305.00-307.50; 2410-2420: 307.50-310.00; 2420-2430: 310.00-312.50; 2430-2440: 312.50-315.00; 2440-2450: 315.00-317.50; 2450-2460: 317.50-320.00; 2460-2470: 320.00-322.50; 2470-2480: 322.50-325.00; 2480-2490: 325.00-327.50; 2490-2500: 327.50-330.00; 2500-2510: 330.00-332.50; 2510-2520: 332.50-335.00; 2520-2530: 335.00-337.50; 2530-2540: 337.50-340.00; 2540-2550: 340.00-342.50; 2550-2560: 342.50-345.00; 2560-2570: 345.00-347.50; 2570-2580: 347.50-350.00; 2580-2590: 350.00-352.50; 2590-2600: 352.50-355.00; 2600-2610: 355.00-357.50; 2610-2620: 357.50-360.00; 2620-2630: 360.00-362.50; 2630-2640: 362.50-365.00; 2640-2650: 365.00-367.50; 2650-2660: 367.50-370.00; 2660-2670: 370.00-372.50; 2670-2680: 372.50-375.00; 2680-2690: 375.00-377.50; 2690-2700: 377.50-380.00; 2700-2710: 380.00-382.50; 2710-2720: 382.50-385.00; 2720-2730: 385.00-387.50; 2730-2740: 387.50-390.00; 2740-2750: 390.00-392.50; 2750-2760: 392.50-395.00; 2760-2770: 395.00-397.50; 2770-2780: 397.50-400.00; 2780-2790: 400.00-402.50; 2790-2800: 402.50-405.00; 2800-2810: 405.00-407.50; 2810-2820: 407.50-410.00; 2820-2830: 410.00-412.50; 2830-2840: 412.50-415.00; 2840-2850: 415.00-417.50; 2850-2860: 417.50-420.00; 2860-2870: 420.00-422.50; 2870-2880: 422.50-425.00; 2880-2890: 425.00-427.50; 2890-2900: 427.50-430.00; 2900-2910: 430.00-432.50; 2910-2920: 432.50-435.00; 2920-2930: 435.00-437.50; 2930-2940: 437.50-440.00; 2940-2950: 440.00-442.50; 2950-2960: 442.50-445.00; 2960-2970: 445.00-447.50; 2970-2980: 447.50-450.00; 2980-2990: 450.00-452.50; 2990-3000: 452.50-455.00; 3000-3010: 455.00-457.50; 3010-3020: 457.50-460.00; 3020-3030: 460.00-462.50; 3030-3040: 462.50-465.00; 3040-3050: 465.00-467.50; 3050-3060: 467.50-470.00; 3060-3070: 470.00-472.50; 3070-3080: 472.50-475.00; 3080-3090: 475.00-477.50; 3090-3100: 477.50-480.00; 3100-3110: 480.00-482.50; 3110-3120: 482.50-485.00; 3120-3130: 485.00-487.50; 3130-3140: 487.50-490.00; 3140-3150: 490.00-492.50; 3150-3160: 492.50-495.00; 3160-3170: 495.00-497.50; 3170-3180: 497.50-500.00; 3180-3190: 500.00-502.50; 3190-3200: 502.50-505.00; 3200-3210: 505.00-507.50; 3210-3220: 507.50-510.00; 3220-3230: 510.00-512.50; 3230-3240: 512.50-515.00; 3240-3250: 515.00-517.50; 3250-3260: 517.50-520.00; 3260-3270: 520.00-522.50; 3270-3280: 522.50-525.00; 3280-3290: 525.00-527.50; 3290-3300: 527.50-530.00; 3300-3310: 530.00-532.50; 3310-3320: 532.50-535.00; 3320-3330: 535.00-537.50; 3330-3340: 537.50-540.00; 3340-3350: 540.00-542.50; 3350-3360: 542.50-545.00; 3360-3370: 545.00-547.50; 3370-3380: 547.50-550.00; 3380-3390: 550.00-552.50; 3390-3400: 552.50-555.00; 3400-3410: 555.00-557.50; 3410-3420: 557.50-560.00; 3420-3430: 560.00-562.50; 3430-3440: 562.50-565.00; 3440-3450: 565.00-567.50; 3450-3460: 567.50-570.00; 3460-3470: 570.00-572.50; 3470-3480: 572.50-575.00; 3480-3490: 575.00-577.50; 3490-3500: 577.50-580.00; 3500-3510: 580.00-582.50; 3510-3520: 582.50-585.00; 3520-3530: 585.00-587.50; 3530-3540: 587.50-590.00; 3540-3550: 590.00-592.50; 3550-3560: 592.50-595.00; 3560-3570: 595.00-597.50; 3570-3580: 597.50-600.00; 3580-3590: 600.00-602.50; 3590-3600: 602.50-605.00; 3600-3610: 605.00-607.50; 3610-3620: 607.50-610.00; 3620-3630: 610.00-612.50; 3630-3640: 612.50-615.00; 3640-3650: 615.00-617.50; 3650-3660: 617.50-620.00; 3660-3670: 620.00-622.50; 3670-3680: 622.50-625.00; 3680-3690: 625.00-627.50; 3690-3700: 627.50-630.00; 3700-3710: 630.00-632.50; 3710-3720: 632.50-635.00; 3720-3730: 635.00-637.50; 3730-3740: 637.50-640.00; 3740-3750: 640.00-642.50; 3750-3760: 642.50-645.00; 3760-3770: 645.00-647.50; 3770-3780: 647.50-650.00; 3780-3790: 650.00-652.50; 3790-3800: 652.50-655.00; 3800-3810: 655.00-657.50; 3810-3820: 657.50-660.00; 3820-3830: 660.00-662.50; 3830-3840: 662.50-665.00; 3840-3850: 665.00-667.50; 3850-3860: 667.50-670.00; 3860-3870: 670.00-672.50; 3870-3880: 672.50-675.00; 3880-3890: 675.00-677.50; 3890-3900: 677.50-680.00; 3900-3910: 680.00-682.50; 3910-3920: 682.50-685.00; 3920-3930: 685.00-687.50; 3930-3940: 687.50-690.00; 3940-3950: 690.00-692.50; 3950-3960: 692.50-695.00; 3960-3970: 695.00-697.50; 3970-3980: 697.50-700.00; 3980-3990: 700.00-702.50; 3990-4000: 702.50-705.00; 4000-4010: 705.00-707.50; 4010-4020: 707.50-710.00; 4020-4030: 710.00-712.50; 4030-4040: 712.50-715.00; 4040-4050: 715.00-717.50; 4050-4060: 717.50-720.00; 4060-4070: 720.00-722.50; 4070-4080: 722.50-725.00; 4080-4090: 725.00-727.50; 4090-4100: 727.50-730.00; 4100-4110: 730.00-732.50; 4110-4120: 732.50-735.00; 4120-4130: 735.00-737.50; 4130-4140: 737.50-740.00; 4140-4150: 740.00-742.50; 4150-4160: 742.50-745.00; 4160-4170: 745.00-747.50; 4170-4180: 747.50-750.



LONDON STOCK EXCHANGE

32  
Companies and Markets

# Bank's warning of bleak industrial outlook further unsettles equities and causes reaction in long Gilt

**Account Dealing Dates**  
Option  
First Declared Last Account  
Dealings 10 Sep. 20 Sep. 21 Oct. 1  
Sep. 24 Oct. 4 Oct. 5 Oct. 15  
Oct. 3 Oct. 18 Oct. 19 Oct. 29  
\* New time "dealings may take place from 9.30 am two business days earlier."

The Bank of England's grim warning that industry may well experience its worst financial squeeze for five years served further to undermine stock markets yesterday. Also very much in the forefront as an adverse market influence was the growing threat of increased confrontation in the engineering industry should more employers decide to close their plants.

Dealers in leading shares naturally took further defensive action by lowering values at the opening but once again the move failed to deter nervous offerings from smaller investors who were about the outlook for manufacturing industry. Business was compressed into the first hour of trading and thereafter some leading issues rallied with ICI in the van.

Half-yearly profits in excess of analysts' estimates stimulated a little interest in GKN, which regained a small early loss and closed 8 higher on balance at 282p. Numerous company announcements generated several other features, but the volume of business failed to expand to any great extent with total bargains amounting to 15,553 compared with 15,987 on Wednesday.

The FT 30-share index had extended its recent slide by a further 3.9 at 1 pm but, aided by a slight market-up in trade after the official close, it rallied to end a net 2.2 down at 458.1; this represents a fall of 19.3 in the last seven trading sessions.

Nervous selling induced by the Bank's thoughts on interest rates and inflation unsettled longer-dated British Funds which surrendered all the previous day's gains and a little more. In this market, too, most of the session's trade was effected within the first hour or so and the later sharp rally in sterling helped to steady the market without producing a positive recovery. Shorter-dated stocks fluctuated narrowly either way in a light business and often settled marginally harder.

Reports that the London conference was near to an outline agreement on a new constitution for Zimbabwe Rhodesia intrigued the market in South African Gold shares and, with the aid of an afternoon upsurge in the bullion price, Golds regained early losses to close generally higher on the day. Southern Rhodesian bonds improved only fractionally.

Moving in accordance with yesterday's fluctuations in sterling, rates for investment currency were up to 34 per cent initially before a later fall to 32 per cent for a loss of 1 on the 371 and last week's daily average of 238.

Imperial Group attracted the lion's share of interest among Traded options, contributing 107 to the overall 248 contracts. The total compares with Wednesday's 371 and last week's daily average of 238.

**Guinness Peat up**  
Comment on the group's recovery potential in the wake of the preliminary results helped Guinness Peat feature banks with a rise of 6 to 103p. Still reflecting the disappointing interim figures, the share lost 3 to 32p, while BUI Samuel Warrants remained friendlier at 60p, down 8. Discounts traded lower and closed with falls ranging to 12; Allen Harvey and Ross lost that much to 345p and Union

relinquished 8 to 380p, while Gerrard and National finished off at 253p. The major clearers displayed no set trend after a small business with Midlands edging forward 3 to 375p but NatWest softening 2 to 340p.

Demand ahead of next Thursday's interim results helped Hambro Life put on 4 to 135p in Insurance. Further consideration of the uninspiring first-half figures left Legal and General 4 down at 163p, while interim profits from Sedgwick Forbes came right in line with expectations and the shares closed unaltered at 94p.

Breweries again drifted lower, although buyers were around at the lower levels. Among the leaders, Whitbread gave up 2 to 135p, while Distillers shed a like amount to 239p following the chairman's cautious remarks at the annual meeting. Regional breweries were also dull. Greenall Whitley, 165p, Vaux, 159p, and Buckleys, 49p, all closing a couple of pence lower.

Elsewhere, Irish Distillers provided a rare firm counter, gaining 3 to 80p on currency influences. Arthur Bell, on the other hand, fell 4 to 180p and Sandeman gave up 4 for a two-day fall of 9 at 78p.

Still reflecting a forecast of significantly lower profits for the full year, Tilbury Contracting met with fresh selling and dropped 27 for a two-day fall of 57 to 265p. The half-yearly statement left Leyland Fiat 2 cheaper at 52p.

Deals in Parker Timber were temporarily suspended 240p pending an announcement.

Among Chemicals, ICI fluctuated narrowly before closing a shade harder on the day at 349p. Hickson and Welch shed 5 to 196p, but the sharp increase in the interim dividend prompted an improvement of 11 to 551p in Croda.

In Foods, Rowntree Macintosh eased 2 to 174p following Wednesday's unsettling half-time. William Morrison receded 3 to 160p in front of Thursday's interim, while the withdrawal of speculative support left Avana 4 off at 109p and Louis G. Edwards, 3 lower at 35p.

**Amal Metal lower**  
The Bank of England's gloomy quarterly review and the deteriorating engineers' dispute combined to promote renewed dullness in the metal sector. Pilkington closed 8 down at 300p and Boots cheapened 5 to 183p. Glaxo showed late resilience, however, rallying from 488p to close a net 2 higher on balance at 462p.

Elsewhere, trading statements provided the interest among secondary issues. Amalgamated Metals were marked 25 lower to 270p in reaction to the sharp contraction in first-half profits and the reduced interim dividend, while Thomas Marshall (Lloyds) gave up 3 to a 1979 low of 29p, also following poor interim figures.

Uninspiring half-yearly figures After an uncertain start when prompted a fall of 4 to 80p in Copydex and one of 2 to 41p in Brown Boveri Kent. Still reflecting the chairman's profits warning at the AGM, Airfix Industries fell 3 further to 37p, while Rockware gave up 4 to 91p following news of redundancies at a subsidiary. ICI remained on offer at 455p, down 8, while United Carriers lost a like amount to 135p and falls of around 6 were recorded in Smiths Industries, 174p, Thermal Syndicate, 116p, and Exel, 180p. By way of contrast, Messner Furniture A put on 31 to 62p on speculative buying and National Carbonizing rose 4 to 89p following revived North Sea oil interest.

Motor sectors displayed an easier bias after a quiet session. Rolls-Royce, still unsettled by the recent interim results, shed 2 to 66p, while continuing concern over the persistent disruptions in the engineering industry left Components dull again. Rover slipped 5 for a two-day fall of 3 at 305p, while Lucas dipped a couple of pence to 233p on thoughts that the coming annual results could well prove disappointing. Dunlop provided an exception to the easier trend in a penny up at 59p, after 54p; the interim statement is expected next Thursday.

With the exception of Liverpool Daily Post, 3 up at 128p following the interim statement, Newspapers fended easier with latterly national Thomson shedding 4 to 336p in front of Thursday's mid-term statement. A. and C. Black eased 3 for a two-day fall of 10 at 148p on the interim profits downturn.

Elsewhere, with the exception of the Conversion, up 4 to 372p on bid hopes, Properties drifted a shade lower on lack of support. Percy Bliton relinquished 4 to 232p; the interim results are due on October 1.

FINANCIAL TIMES STOCK INDICES									
	Sept. 20	Sept. 19	Sept. 18	Sept. 17	Sept. 16	Sept. 15	Sept. 14	Sept. 13	A Year Ago
Government Secs.	72.01	72.34	72.18	71.94	72.43	72.18	72.14	72.48	70.82
Fixed Interest	72.58	72.74	72.71	72.69	72.71	72.14	72.14	72.48	70.82
Industrial	458.1	460.3	468.7	466.0	467.7	467.7	467.7	467.7	467.7
Gold Mines (25 p.m.)	211.3	210.6	214.8	207.7	205.0	204.8	204.8	204.8	204.8
Gold Mines (25 p.m.)	181.3	182.1	184.6	180.6	180.6	180.6	180.6	180.6	180.6
Ord. Div. Yield	7.12	7.00	6.96	7.00	6.96	6.96	6.96	6.96	6.96
Earnings, Yld. 2 (Full)	18.44	18.38	18.03	18.12	18.11	18.11	18.11	18.11	18.11
P/E Ratio (incl. 1-1)	6.64	6.66	6.79	6.76	6.76	6.76	6.76	6.76	6.76
Total bargains	18,863	18,967	18,832	18,811	18,836	18,836	18,836	18,836	18,836
Equity turnover	75.06	66.97	66.83	66.83	66.83	66.83	66.83	66.83	66.83
Equity bargains	13,087	11,761	10,880	10,738	11,411	11,411	11,411	11,411	11,411

30 am 456.7, 11 am 456.5, Noon 456.7, 1 pm 456.4  
2 pm 456.5, 3 pm 457.2, 4 pm 457.2  
Latest index of 255000.  
\*Nil=B.40.

Base 100 Govt. Secs. 10/10/78. Fixed Int. 1928. Industrial 10/17/78. Gold Mines 2/9/78. Ex-Grat. premium index started June, 1972. SE Activity July-Dec. 1942.

HIGHS AND LOWS									
	1979	Since Comp.	1979	Since Comp.	1979	Since Comp.	1979	Since Comp.	1979
Govt. Secs.	75.91	64.84	127.4	49.18	77.76	66.08	100.0	49.18	100.0
Fixed Int.	77.76	66.08	100.0	49.18	77.76	66.08	100.0	49.18	100.0
Ind. Ord.	458.1	460.3	468.7	466.0	467.7	467.7	467.7	467.7	467.7
Gold Mines	211.3	210.6	214.8	207.7	205.0	204.8	204.8	204.8	204.8
Gold Mines (25 p.m.)	181.3	182.1	184.6	180.6	180.6	180.6	180.6	180.6	180.6

S.E. ACTIVITY									
	1979	Since Comp.	1979	Since Comp.	1979	Since Comp.	1979	Since Comp.	1979
Govt. Secs.	75.91	64.84	127.4	49.18	77.76	66.08	100.0	49.18	100.0
Fixed Int.	77.76	66.08	100.0	49.18	77.76	66.08	100.0	49.18	100.0
Ind. Ord.	458.1	460.3	468.7	466.0	467.7	467.7	467.7	467.7	467.7
Gold Mines	211.3	210.6	214.8	207.7	205.0	204.8	204.8	204.8	204.8
Gold Mines (25 p.m.)	181.3	182.1	184.6	180.6	180.6	180.6	180.6	180.6	180.6

**OPTIONS**  
DEALING DATES  
First Last Last For  
Deal Declared Settlement  
ings tion ment  
Sep. 17 Sep. 28 Dec. 20 Jan. 7  
Oct. 1 Oct. 12 Jan. 10 Jan. 21  
Oct. 15 Oct. 26 Jan. 24 Feb. 24  
For rate indications see end of Share Information Service

NEW HIGHS AND LOWS FOR 1979									
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979
Share	Information	Service	to the	new	Highs	and	Low	for	1979

ACTIVE STOCKS									
Stock	Denomina- tion	Closing price (p)	Change on day	1979 high	1979 low	1979 open	1979 close	1979 open	1979 close
BP	10	1158	-30	1255	883	1158	1158	1158	1158
GKN	10	282	+5	308	236	282	282	282	282
LASMO	25p	9	262	-6	278	124	124	124	124
RTZ	25p	9	290	-4	362	226	226	226	226
Shell Transport	25p	9	354	-4	402	278	278	278	278
Imperial Group	25p	8	59	+1	108	82	82	82	82
Barclays Bank	10	7	420	-4	514	380	380	380	380
GEC	25p	7	370	-4	456	311	311	311	311
ICI	25p	7	349	+1	415	314	314	314	314
Tricent	25p	7	210	-4	254	148	148	148	148
Boots	25p	6	182	-5	238	177	177	177	177
Distillers	50p	6	229	-2	259	198	198	198	198
Hawker Siddeley	25p	6	172	-4	278	172	172	172	172
Marks & Spencer	25p	6	100	-1	134	88	88	88	88
NatWest	10	6	340	-2	406	278	278	278	278

**House of Fraser down**  
Quietly dull conditions prevailed in Stores. Renewed talking on fading bid hopes prompted a fresh fall of 7 to 140p in House of Fraser to make a decline on the week so far of 16. Gassies "A" gave up 8 more to 380p and W. H. Smith "A" lost 5 to 165p, while Burton "A" dipped 4 to 274p. UBS softened a penny more to 89p following comment on the disappointing interim results. Elsewhere, James Walker declined 7 to 113p and the N/V 8 more to 104p on further consideration of the interim figures.

Shoes made an irregular showing with Footwear Industry Investments notable for a rise of 3

**Oils react afresh**  
Fresh selling in a market lacking support made for renewed dullness in the oil sector. British Petroleum weakened 20 to 1155p, while Shell drifted 4 more to 334p. Outside the leaders, Oil Exploration reacted to 372p following the interim results before closing unaltered at 354p. Against the trend, Gulf Stream Resources closed 80 higher at 230p on speculative demand accompanied by rumours of a gas find in the Middle East.

James Fisher moved against the trend in the Shipping sector with a rise of 13 to 230p following renewed demand in a restricted market.

A nervous market since last week's disappointing interim results, Carports International dipped 2 more to a 1979 low of 40p, while Sirdar, 116p, gave up 3 of Wednesday's gain of 7.

Tobacco closed narrowly easier for choice, Rothmans falling 2 to 56p following publicity given to the annual meeting.

## FT-ACTUARIES SHARE INDICES

These indices are the joint compilation of the Financial Times, the Institute of Actuaries and the Faculty of Actuaries

Thur., Sept. 20, 1979						Wed. Sept. 19	Tues. Sept. 18	Mon. Sept. 17	Fri. Sept. 14	Year ago (approx.)
Index No.	Day's Change	Est. Earnings Yield (Max.)	Gross Div. Yield % (ACT at 30%)	Est. P/E Ratio	Index No.	Index No.	Index No.	Index No.	Index No.	
237.03	-1.2	18.14	6.07	7.67	240.02	243.04	242.45	243.85	254.63	
250.05	-1.7	17.37	6.95	7.38	233.98	236.44	234.01	234.66	221.79	
256.51	-1.2	24.28	5.90	5.14	283.22	284.44	284.87	281.26	276.98	
605.50	-1.1	13.43	3.83	9.96	612.13	622.47	619.79	622.82	673.58	
325.83	-1.3	21.98	7.82	5.67	334.34	334.34	335.97	337.90	340.19	
161.33	-1.5	20.77	7.25	6.12	163.82	164.32	165.32	167.18	202.45	
156.20	-0.3	20.03	6.40	6.20	159.71	159.71	159.09	161.33	200.80	
<hr/>										
280.31	-1.3	15.93	5.01	7.37	283.38	285.98	284.77	285.37	282.26	
237.03	-1.5	12.33	3.75	10.47	359.15	359.15	358.82	357.86	377.86	
142.17	-1.0	30.00	7.68	6.14	143.55	144.06	143.93	144.57	138.87	
108.23	-2.9	25.74	7.47	4.95	109.26	110.53	110.52	110.92	134.94	
<hr/>										
232.02	-1.2	17.00	6.14	7.32	235.11	238.32	237.11	237.93	222.55	
283.10	-0.9	16.04	5.40	7.45	284.22	284.44	284.44	283.93	226.35	
323.17	-1.0	16.38	5.57	7.32	324.34	322.71	323.83	331.93	283.76	
206.31	-1.3	17.17	6.64	8.11	310.34	311.34	308.49	310.38	278.95	
205.82	-0.9	19.31	6.44	6.43	207.59	210.17	208.68	208.53	217.79	
300.99	-1.1	13.32	4.25	8.91	304.36	305.82	302.47	306.47	255.25	
418.38	-1.1	22.86	6.96	6.03	423.82	425.82	426.94	428.21	470.41	
131.00	-0.9	22.54	8.55	5.72	132.14	133.14	133.65	134.65	211.55	
229.58	-1.7	12.89	4.35	10.16	233.67	234.67	234.27	235.27	214.65	
151.49	-0.8	24.21	10.34	5.21	153.14	153.92	155.04	155.49	180.00	
240.80	-0.8	24.21	10.34	5.21	242.70	242.62	240.95	241.97	252.22	
67.77	-0.3	25.50	9.94	4.98	68.81	69.81	71.43	71.23	123.37	
202.77	-0.5	15.77	6.31	7.79	203.82	204.02	203.63	204.47	217.65	
284.38	-1.0	17.92	6.71	6.51	284.32	287.53	287.35	288.39	281.15	
227.50	-1.1	11.93	5.88	10.57	228.64	228.64	228.15	228.68	267.68	
111.33	-0.9	16.91	7.11	7.59	112.33	120.30	120.86	121.81	204.05	
450.89	-0.9	13.76	6.65	10.85	455.18	460.57	461.25	461.09	498.47	
238.82	-1.1	16.31	6.30	7.85	241.43	243.64	242.61	243.93	223.43	
<hr/>										
233.44	-1.0	16.91	6.88	7.40	235.91	236.83	237.87	238.25	214.76	
227.49	-1.4	18.03	7.72	5.97	236.43	242.87	241.87	243.76	230.32	
265.42	-1.1	17.11	6.36	7.10	268.42	271.82	270.59	271.36	246.78	
<hr/>										
192.44	-0.4	—	5.53	—	193.25	195.35	194.18	194.85	183.25	
225.09	-1.7	37.06	5.74	3.45	226.07	227.07	227.07	227.07	194.32	
170.75	-0.3	19.57	5.00	6.62	171.92	172.92	172.92	172.92	218.06	
160.68	-0.3	—	6.34	—	161.10	163.95	162.10	163.07	133.26	
125.65	-0.5	—	7.93	—	126.19	128.51	127.87	128.28	104.29	
277.31	-0.8	18.05	6.61	7.92	278.25	282.02	283.94	284.94	304.54	
101.13	-0.3	—	5.35	—	101.33	101.33	101.33	101.33	101.33	
366.47	-0.8	3.04	2.62	42.38	371.23	365.14	364.53	364.27	388.79	
123.34	-0.8	15.10	7.27	8.49	124.27	124.85	125.85	125.95	114.35	
<hr/>										
213.67	-0.8	—	5.36	—	218.30	216.96	216.23	215.61	213.21	
127.58	-0.3	15.61	6.10	7.85	127.93	131.93	128.99	128.96	169.72	
343.37	-0.6	15.36	7.39	8.01	345.33	344.03	342.89	342.77	338.66	
<hr/>										
205.13	-0.9	—	6.18	—	207.47	200.30	200.19	199.99	257.76	



## OFFSHORE & O'SEAS FUNDS

[illegible][illegible][illegible][illegible][illegible]

## INSURANCE & PROPERTY FUNDS

[illegible]

London & A. & M. W. Assur. Ltd.	129 Kingsway, London, W22 8NF.	01-404 0395
"Asunder"	147 A.	50.0 01-01
London Indemnity & Gen. Ins. Co. Ltd.	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
London & A. & M. W. Assur. Ltd.	129 Kingsway, London, W22 8NF.	01-404 0395
"Asunder"	147 A.	50.0 01-01
London Indemnity & Gen. Ins. Co. Ltd.	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
London & A. & M. W. Assur. Ltd.	129 Kingsway, London, W22 8NF.	01-404 0395
"Asunder"	147 A.	50.0 01-01
London Indemnity & Gen. Ins. Co. Ltd.	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 69	

[illegible][illegible]

**NOTES**  
 \*Do not include \$ premium, except where indicated & and are in penns unless otherwise indicated.  
 \*\*See (shown in last column) notes for all other expenses. †Offered prices include all expenses.  
 ‡Offered prices are based on the following assumptions: 1. Estimated. 2. Today's opening price. 3. Distribution fee.  
 4. Offered price. 5. Periodic premium on offer plan. 6. Simple premium insurance. 7. Offered price includes  
 8. Offered price. 9. Periodic premium on offer plan. 10. Offered price includes all expenses if bought through manager.  
 11. Offered price. 12. Offered price. 13. Offered price. 14. Offered price. 15. Offered price. 16. Offered price.  
 17. Offered price. 18. Offered price. 19. Offered price. 20. Offered price. 21. Offered price. 22. Offered price.  
 23. Offered price. 24. Offered price. 25. Offered price. 26. Offered price. 27. Offered price. 28. Offered price.  
 29. Offered price. 30. Offered price. 31. Offered price. 32. Offered price. 33. Offered price. 34. Offered price.  
 35. Offered price. 36. Offered price. 37. Offered price. 38. Offered price. 39. Offered price. 40. Offered price.  
 41. Offered price. 42. Offered price. 43. Offered price. 44. Offered price. 45. Offered price. 46. Offered price.  
 47. Offered price. 48. Offered price. 49. Offered price. 50. Offered price. 51. Offered price. 52. Offered price.  
 53. Offered price. 54. Offered price. 55. Offered price. 56. Offered price. 57. Offered price. 58. Offered price.  
 59. Offered price. 60. Offered price. 61. Offered price. 62. Offered price. 63. Offered price. 64. Offered price.  
 65. Offered price. 66. Offered price. 67. Offered price. 68. Offered price. 69. Offered price. 70. Offered price.  
 71. Offered price. 72. Offered price. 73. Offered price. 74. Offered price. 75. Offered price. 76. Offered price.  
 77. Offered price. 78. Offered price. 79. Offered price. 80. Offered price. 81. Offered price. 82. Offered price.  
 83. Offered price. 84. Offered price. 85. Offered price. 86. Offered price. 87. Offered price. 88. Offered price.  
 89. Offered price. 90. Offered price. 91. Offered price. 92. Offered price. 93. Offered price. 94. Offered price.  
 95. Offered price. 96. Offered price. 97. Offered price. 98. Offered price. 99. Offered price. 100. Offered price.







**MINES—Continued**  
**AUSTRALIAN**[illegible]

111	56	[Messina R0.50	98	1	1	1
COPPER						
MISCELLANEOUS						
51	54	Baryum	62			
52	54	Burns Mills 175g	63			
53	54	March	64	23.00	4	1
54	54	Northern CS1	65	37.0	1	4
55	54	R.T.	66	29.0	1	1
56	54	Robert Miles	67	11.5	1	1
57	54	Sobies 10s. CS1	68	35	1	1
58	54	Tara Exptn. 51	69	57.9	1	1
59	54					
60	54					
GOLDS EX-5 PREMIUM						
Current quotations for selected South African gold mining shares in U.S. dollars, including the 10% dollar premium. These prices are only for EX-5 residents.						
520	\$190	Buffets R1	529	\$135	4	12
521	\$190	Exide R1	530	\$135	4	12
522	\$190	Exide R1	531	\$135	4	12
523	\$190	Exide R1	532	\$135	4	12
524	\$190	Exide R1	533	\$135	4	12
525	\$190	Exide R1	534	\$135	4	12
526	\$190	Exide R1	535	\$135	4	12
527	\$190	Exide R1	536	\$135	4	12
528	\$190	Exide R1	537	\$135	4	12
529	\$190	Exide R1	538	\$135	4	12
530	\$190	Exide R1	539	\$135	4	12
531	\$190	Exide R1	540	\$135	4	12
532	\$190	Exide R1	541	\$135	4	12
533	\$190	Exide R1	542	\$135	4	12
534	\$190	Exide R1	543	\$135	4	12
535	\$190	Exide R1	544	\$135	4	12
536	\$190	Exide R1	545	\$135	4	12
537	\$190	Exide R1	546	\$135	4	12
538	\$190	Exide R1	547	\$135	4	12
539	\$190	Exide R1	548	\$135	4	12
540	\$190	Exide R1	549	\$135	4	12
541	\$190	Exide R1	550	\$135	4	12
542	\$190	Exide R1	551	\$135	4	12
543	\$190	Exide R1	552	\$135	4	12
544	\$190	Exide R1	553	\$135	4	12
545	\$190	Exide R1	554	\$135	4	12
546	\$190	Exide R1	555	\$135	4	12
547	\$190	Exide R1	556	\$135	4	12
548	\$190	Exide R1	557	\$135	4	12
549	\$190	Exide R1	558	\$135	4	12
550	\$190	Exide R1	559	\$135	4	12
551	\$190	Exide R1	560	\$135	4	12
552	\$190	Exide R1	561	\$135	4	12
553	\$190	Exide R1	562	\$135	4	12
554	\$190	Exide R1	563	\$135	4	12
555	\$190	Exide R1	564	\$135	4	12
556	\$190	Exide R1	565	\$135	4	12
557	\$190	Exide R1	566	\$135	4	12
558	\$190	Exide R1	567	\$135	4	12
559	\$190	Exide R1	568	\$135	4	12
560	\$190	Exide R1	569	\$135	4	12
561	\$190	Exide R1	570	\$135	4	12
562	\$190	Exide R1	571	\$135	4	12
563	\$190	Exide R1	572	\$135	4	12
564	\$190	Exide R1	573	\$135	4	12
565	\$190	Exide R1	574	\$135	4	12
566	\$190	Exide R1	575	\$135	4	12
567	\$190	Exide R1	576	\$135	4	12
568	\$190	Exide R1	577	\$135	4	12
569	\$190	Exide R1	578	\$135	4	12
570	\$190	Exide R1	579	\$135	4	12
571	\$190	Exide R1	580	\$135	4	12
572	\$190	Exide R1	581	\$135	4	12
573	\$190	Exide R1	582	\$135	4	12
574	\$190	Exide R1	583	\$135	4	12
575	\$190	Exide R1	584	\$135	4	12
576	\$190	Exide R1	585	\$135	4	12
577	\$190	Exide R1	586	\$135	4	12
578	\$190	Exide R1	587	\$135	4	12
579	\$190	Exide R1	588	\$135	4	12
580	\$190	Exide R1	589	\$135	4	12
581	\$190	Exide R1	590	\$135	4	12
582	\$190	Exide R1	591	\$135	4	12
583	\$190	Exide R1	592	\$135	4	12
584	\$190	Exide R1	593	\$135	4	12
585	\$190	Exide R1	594	\$135	4	12
586	\$190	Exide R1	595	\$135	4	12
587	\$190	Exide R1	596	\$135	4	12
588	\$190	Exide R1	597	\$135	4	12
589	\$190	Exide R1	598	\$135	4	12
590	\$190	Exide R1	599	\$135	4	12
591	\$190	Exide R1	600	\$135	4	12
592	\$190	Exide R1	601	\$135	4	12
593	\$190	Exide R1	602	\$135	4	12
594	\$190	Exide R1	603	\$135	4	12
595	\$190	Exide R1	604	\$135	4	12
596	\$190	Exide R1	605	\$135	4	12
597	\$190	Exide R1	606	\$135	4	12
598	\$190	Exide R1	607	\$135	4	12
599	\$190	Exide R1	608	\$135	4	12
600	\$190	Exide R1	609	\$135	4	12
601	\$190	Exide R1	610	\$135	4	12
602	\$190	Exide R1	611	\$135	4	12
603	\$190	Exide R1	612	\$135	4	12
604	\$190	Exide R1	613	\$135	4	12
605	\$190	Exide R1	614	\$135	4	12
606	\$190	Exide R1	615	\$135	4	12
607	\$190	Exide R1	616	\$135	4	12
608	\$190	Exide R1	617	\$135	4	12
609	\$190	Exide R1	618	\$135	4	12
610	\$190	Exide R1	619	\$135	4	12
611	\$190	Exide R1	620	\$135	4	12
612	\$190	Exide R1	621	\$135	4	12
613	\$190	Exide R1	622	\$135	4	12
614	\$190	Exide R1	623	\$135	4	12
615	\$190	Exide R1	624	\$135	4	12
616	\$190	Exide R1	625	\$135	4	12
617	\$190	Exide R1	626	\$135	4	12
618	\$190	Exide R1	627	\$135	4	12
619	\$190	Exide R1	628	\$135	4	12
620	\$190	Exide R1	629	\$135	4	12
621	\$190	Exide R1	630	\$135	4	12
622	\$190	Exide R1	631	\$135	4	12
623	\$190	Exide R1	632	\$135	4	12
624	\$190	Exide R1	633	\$135	4	12
625	\$190	Exide R1	634	\$135	4	12
626	\$190	Exide R1	635	\$135	4	12
627	\$190	Exide R1	636	\$135	4	12
628	\$190	Exide R1	637	\$135	4	12
629	\$190	Exide R1	638	\$135	4	12
630	\$190	Exide R1	639	\$135	4	12
631	\$190	Exide R1	640	\$135	4	12
632	\$190	Exide R1	641	\$135	4	12
633	\$190	Exide R1	642	\$135	4	12
634	\$190	Exide R1	643	\$135	4	12
635	\$190	Exide R1	644	\$135	4	12
636	\$190	Exide R1	645	\$135	4	12
637	\$190	Exide R1	646	\$135	4	12
638	\$190	Exide R1	647	\$135	4	12
639	\$190	Exide R1	648	\$135	4	12
640	\$190	Exide R1	649	\$135	4	12
641	\$190	Exide R1	650	\$135	4	12
642	\$190	Exide R1	651	\$135	4	12
643	\$190	Exide R1	652	\$135	4	12
644	\$190	Exide R1	653	\$135	4	12
645	\$190	Exide R1	654	\$135	4	12
646	\$190	Exide R1	655	\$135	4	12
647	\$190	Exide R1	656	\$135	4	12
648	\$190	Exide R1	657	\$135	4	12
649	\$190	Exide R1	658	\$135	4	12
650	\$190	Exide R1	659	\$135	4	12
651	\$190	Exide R1	660	\$135	4	12
652	\$190	Exide R1	661	\$135	4	12
653	\$190	Exide R1	662	\$135	4	12
654	\$190	Exide R1	663	\$135	4	12
655	\$190	Exide R1	664	\$135	4	12
656	\$190	Exide R1	665	\$135	4	12
657	\$190	Exide R1	666	\$135	4	12
658	\$190	Exide R1	667	\$135	4	12
659	\$190	Exide R1	668	\$135	4	12
660	\$190	Exide R1	669	\$135	4	12
661	\$190	Exide R1	670	\$135	4	12
662	\$190	Exide R1	671	\$135	4	12
663	\$190	Exide R1	672	\$135	4	12
664	\$190	Exide R1	673	\$135	4	12
665	\$190	Exide R1	674	\$135	4	12
666	\$190	Exide R1	675	\$135	4	12
667	\$190	Exide R1	676	\$135	4	12
668	\$190	Exide R1	677	\$135	4	12
669	\$190	Exide R1	678	\$135	4	12
670	\$190	Exide R1	679	\$135	4	12
671	\$190	Exide R1	680	\$135	4	12
672	\$190	Exide R1	681	\$135	4	12
673	\$190	Exide R1	682	\$135	4	12
674	\$190	Exide R1	683	\$135	4	12
675	\$190	Exide R1	684	\$135	4	12
676	\$190	Exide R1	685	\$135	4	12
677	\$190	Exide R1	686	\$135	4	12
678	\$190	Exide R1	687	\$135	4	12
679	\$190	Exide R1	688	\$135	4	12
680	\$190	Exide R1	689	\$135	4	12
681	\$190	Exide R1	690	\$135	4	12
682	\$190	Exide R1	691	\$135	4	12
683	\$190	Exide R1	692	\$135	4	12
684	\$190	Exide R1	693	\$135	4	12
685	\$190	Exide R1	694	\$135	4	12
686	\$190	Exide R1	695	\$135	4	12
687	\$190	Exide R1	696	\$135	4	12
688	\$190	Exide R1	697	\$135	4	12
689	\$190	Exide R1	698	\$135	4	12
690	\$190	Exide R1	699	\$135	4	12
691	\$190	Exide R1	700	\$135	4	12
692	\$190	Exide R1	701	\$135	4	12
693	\$190	Exide R1	702	\$135	4	12
694	\$190	Exide R1	703	\$135	4	12
695	\$190	Exide R1	704	\$135	4	12
696	\$190	Exide R1	705	\$135	4	12
697	\$190	Exide R1	706	\$135	4	12
698	\$190	Exide R1	707	\$135	4	12
699	\$190	Exide R1	708	\$135	4	12
700	\$190	Exide R1	709	\$135	4	12
701	\$190	Exide R1	710	\$135	4	12
702	\$190	Exide R1	711	\$135	4	12
703	\$190	Exide R1	712	\$135	4	12
704	\$190	Exide R1	713	\$135	4	12
705	\$190	Exide R1	714	\$135	4	12
706	\$190	Exide R1	715	\$135	4	12
707	\$190	Exide R1	716	\$135	4	12
708	\$190	Exide R1	717	\$135	4	12
709	\$190	Exide R1	718	\$135	4	12
710	\$190	Exide R1	719	\$135	4	12
711	\$190	Exide R1	720	\$135	4	12
712	\$190	Exide R1	721	\$135	4	12
713	\$190	Exide R1	722	\$135	4	12
714	\$190	Exide R1	723	\$135	4	12
715	\$190	Exide R1	724	\$135	4	12
716	\$190	Exide R1	725	\$135	4	12
717	\$190	Exide R1	726	\$135	4	12
718	\$190	Exide R1	727	\$135	4	12
719	\$190	Exide R1	728	\$135	4	12
720	\$190	Exide R1	729	\$135	4	12
721	\$190	Exide R1	730	\$135	4	12
722	\$1					

Unless otherwise indicated, prices and net dividends are in pence and denominations are 25p. Estimated price/earnings ratios and covers are based on latest annual reports and accounts and, where possible, are updated on half-yearly figures. P/E's are calculated on the basis of net distribution; bracketed figures indicate 10 per cent. or more difference if calculated on "all" distributions. Covers are based on "maximum" distribution. Yields are based on nominal prices, are gross, adjusted to ACT of 30 per cent. and allow for value of declared distributions and rights. Securities with denominations other than sterling or EEC currencies are quoted inclusive of the irretrievable dollar premium.

[illegible]

**Recent Issues" and "Rights" Page 32**

This service is available to every Company dealt in on Stock Exchanges throughout the United Kingdom for a fee of £50 per annum for each security.

## REGIONAL MARKETS

Albany Ice, 20p	27	1-1	Sondell (Wh.)	170	1-1
Albany Ice, 20p	27	1-1	Con. Pk. 100/22	635	1-1
Blower Crst. Exc. Slop.	200	1-1	Nat. 94 1/2 94/99	635	1-1
Clo's Crst.	200	1-1	W. 94 1/2 94/99	635	1-1
Clinton & Rose C.	200	1-1	Albany Gas	70	1-1
Dillon (R. A.) A.	200	1-1	Altitude Gas	70	1-1
Ely & McElroy	180	1-1	Amert	238	1-1
Exc. Crst.	200	1-1	Amert (P. 12)	238	1-1
Fluor. Pk. Co.	190	1-1	Chondrich	80	1-1
Gray Shale C.	200	1-1	Concrete Prods.	80	1-1
Green Bay C.	200	1-1	Haverhill	80	1-1
Hart (L. H.)	200	1-1	Ice Cream	150	1-1
Hart (L. H.) 25p	200	1-1	Ice Cream	150	1-1
I. O. M. & Co.	200	1-1	Irish Ropes	75	1-1
Irish Ropes (R. H.)	200	1-1	Jacks	245	1-1
Peel Mills	200	1-1	T. M. G.	245	1-1
Steel, Rebar	300	1-1	Udell	245	1-1

### OPTIONS

#### 3-month Call Rates

[illegible]**FINANCE, LAND—Continued**

30	Low	Stock	Price	±	Net	Net	1% P	1% P
91	21	Kaplan, Thayer 10p	161	1/2	13.80	23.2	2.7	1.7
92	21	Kurumi 10p	162	1/2	13.94	23.2	2.7	1.7
93	21	London 10p	163	1/2	14.08	23.2	2.7	1.7
94	21	London 10p	164	1/2	14.22	23.2	2.7	1.7
95	21	London 10p	165	1/2	14.36	23.2	2.7	1.7
96	21	London 10p	166	1/2	14.50	23.2	2.7	1.7
97	21	London 10p	167	1/2	14.64	23.2	2.7	1.7
98	21	London 10p	168	1/2	14.78	23.2	2.7	1.7
99	21	London 10p	169	1/2	14.92	23.2	2.7	1.7
100	21	London 10p	170	1/2	15.06	23.2	2.7	1.7
101	21	London 10p	171	1/2	15.20	23.2	2.7	1.7
102	21	London 10p	172	1/2	15.34	23.2	2.7	1.7
103	21	London 10p	173	1/2	15.48	23.2	2.7	1.7
104	21	London 10p	174	1/2	15.62	23.2	2.7	1.7
105	21	London 10p	175	1/2	15.76	23.2	2.7	1.7
106	21	London 10p	176	1/2	15.90	23.2	2.7	1.7
107	21	London 10p	177	1/2	16.04	23.2	2.7	1.7
108	21	London 10p	178	1/2	16.18	23.2	2.7	1.7
109	21	London 10p	179	1/2	16.32	23.2	2.7	1.7
110	21	London 10p	180	1/2	16.46	23.2	2.7	1.7
111	21	London 10p	181	1/2	16.60	23.2	2.7	1.7
112	21	London 10p	182	1/2	16.74	23.2	2.7	1.7
113	21	London 10p	183	1/2	16.88	23.2	2.7	1.7
114	21	London 10p	184	1/2	17.02	23.2	2.7	1.7
115	21	London 10p	185	1/2	17.16	23.2	2.7	1.7
116	21	London 10p	186	1/2	17.30	23.2	2.7	1.7
117	21	London 10p	187	1/2	17.44	23.2	2.7	1.7
118	21	London 10p	188	1/2	17.58	23.2	2.7	1.7
119	21	London 10p	189	1/2	17.72	23.2	2.7	1.7
120	21	London 10p	190	1/2	17.86	23.2	2.7	1.7
121	21	London 10p	191	1/2	18.00	23.2	2.7	1.7
122	21	London 10p	192	1/2	18.14	23.2	2.7	1.7
123	21	London 10p	193	1/2	18.28	23.2	2.7	1.7
124	21	London 10p	194	1/2	18.42	23.2	2.7	1.7
125	21	London 10p	195	1/2	18.56	23.2	2.7	1.7
126	21	London 10p	196	1/2	18.70	23.2	2.7	1.7
127	21	London 10p	197	1/2	18.84	23.2	2.7	1.7
128	21	London 10p	198	1/2	18.98	23.2	2.7	1.7
129	21	London 10p	199	1/2	19.12	23.2	2.7	1.7
130	21	London 10p	200	1/2	19.26	23.2	2.7	1.7
131	21	London 10p	201	1/2	19.40	23.2	2.7	1.7
132	21	London 10p	202	1/2	19.54	23.2	2.7	1.7
133	21	London 10p	203	1/2	19.68	23.2	2.7	1.7
134	21	London 10p	204	1/2	19.82	23.2	2.7	1.7
135	21	London 10p	205	1/2	19.96	23.2	2.7	1.7
136	21	London 10p	206	1/2	20.10	23.2	2.7	1.7
137	21	London 10p	207	1/2	20.24	23.2	2.7	1.7
138	21	London 10p	208	1/2	20.38	23.2	2.7	1.7
139	21	London 10p	209	1/2	20.52	23.2	2.7	1.7
140	21	London 10p	210	1/2	20.66	23.2	2.7	1.7

30	Low	Stock	Price	±	Net	Net	1% P	1% P
225	103	Anglo-Indo-Burm	120	1/2	3.73	3.4	0.6	0.4
226	103	Bertam Cons. 10p	177 1/2	1/2	3.75	3.4	0.6	0.4
227	103	Bird (Africa)	368	1/2	3.38	3.4	0.6	0.4
228	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
229	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
230	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
231	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
232	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
233	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
234	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
235	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
236	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
237	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
238	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
239	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
240	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
241	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
242	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
243	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
244	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
245	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
246	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
247	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
248	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
249	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4
250	103	Cons. Plant 10p	368	1/2	3.38	3.4	0.6	0.4

30	Low	Stock	Price	±	Net	Net	1% P	1% P
245	225	Assam Doers 21	273	1/2	49.51	4.6	0.4	0.4
246	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
247	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
248	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
249	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
250	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
251	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
252	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
253	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
254	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
255	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
256	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
257	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
258	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
259	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
260	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
261	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
262	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
263	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
264	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
265	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
266	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
267	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
268	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
269	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
270	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4

30	Low	Stock	Price	±	Net	Net	1% P	1% P
265	225	Assam Doers 21	273	1/2	49.51	4.6	0.4	0.4
266	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
267	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
268	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
269	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
270	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
271	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
272	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
273	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
274	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
275	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
276	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
277	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
278	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
279	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
280	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
281	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
282	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
283	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
284	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
285	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
286	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
287	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
288	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
289	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4
290	225	Assam Frontier 31	407	1/2	50.75	4.6	0.4	0.4

230	Linuwa £1	296	10.8	11
-----	-----------	-----	------	----

[illegible]

332	De Beers Df. 5c.	421
850	Do. 40pc Pf. Rs.	850

136	Lyonsk. Plat. 20c	199	+2	0.34c		
66	Lyonsk. 12c	198	+2	0.34c	0.9	3
94	Rus. Plat. 10c	192	+7	0.8c	2.7	2

## CENTRAL AFRICAN

132	Falcon Rh. 50c	380	+20	0.10c		
11	Rhod. Corp. 16c	31	+4	0.56	6.5	2
70	Rutan Corp. K4	125	+20		1.9	10
26	Wankie Col. Rh. 1	62	+5	-0.9c		



